

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

278 Beach Road, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000

&

\$2,950,000

### Median sale price

Median price \$2,342,500

Property Type House

Suburb Black Rock

Period - From 01/04/2025

to

30/06/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Spring St SANDRINGHAM 3191	\$2,866,000	06/09/2025
2	54 Haydens Rd BEAUMARIS 3193	\$2,855,000	17/06/2025
3	2a Second St BLACK ROCK 3193	\$2,825,000	05/06/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/10/2025 09:31

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Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

June quarter 2025: \$2,342,500



4 3 6

Property Type: House

Comparable Properties



15 Spring St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,866,000  
Method: Auction Sale  
Date: 06/09/2025  
Property Type: House (Res)  
Land Size: 844 sqm approx



54 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 4

Price: \$2,855,000  
Method: Private Sale  
Date: 17/06/2025  
Property Type: House



2a Second St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 3

Price: \$2,825,000  
Method: Sold Before Auction  
Date: 05/06/2025  
Property Type: House (Res)  
Land Size: 757 sqm approx