

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

29a Second Street, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,890,000

&

\$2,079,000

Median sale price

Median price \$2,590,000

Property Type House

Suburb Black Rock

Period - From 01/04/2026

to

30/06/2026

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	25a Hepburn Av BEAUMARIS 3193	\$2,000,000	13/06/2026
2	1/273 Beach Rd BLACK ROCK 3193	\$1,925,000	30/05/2026
3	1/8 Wattle Av BEAUMARIS 3193	\$1,950,000	09/04/2026

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:

20/08/2026 14:29

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Property Type: House

Indicative Selling Price

\$1,890,000 - \$2,079,000

Median House Price

June quarter 2026: \$2,590,000

Comparable Properties



25a Hepburn Av BEAUMARIS 3193 (REI)

5 3 3

Agent Comments

Price: \$2,000,000

Method: Private Sale

Date: 13/06/2026

Property Type: House

Land Size: 531 sqm approx



1/273 Beach Rd BLACK ROCK 3193 (REI/VG)

4 2 2

Agent Comments

Price: \$1,925,000

Method: Private Sale

Date: 30/05/2026

Property Type: Townhouse (Res)



1/8 Wattle Av BEAUMARIS 3193 (VG)

5 - -

Agent Comments

Price: \$1,950,000

Method: Sale

Date: 09/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200