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	3/21 Ebden Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between $1,625,000 & $1,700,000

Median sale price

Median price $2,400,000 Property Type House Suburb Black Rock

Period - From 01/01/2025 to 31/12/2025 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	521 Balcombe Rd BLACK ROCK 3193	$1,603,000	03/03/2026
2	69a Fourth St BEAUMARIS 3193	$1,680,000	21/02/2026
3	1/18 First St BLACK ROCK 3193	$1,750,000	10/10/2025

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: 11/03/2026 15:19

3/21 Ebden Avenue, Black Rock Vic 3193

Nick Jones
03) 9598 1111
0421839425
njones@hodges.com.au



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,625,000 - $1,700,000
Median House Price
Year ending December 2025: $2,400,000

Comparable Properties



521 Balcombe Rd BLACK ROCK 3193 (REI)

3 2 2

Price: $1,603,000
Method: Private Sale
Date: 03/03/2026
Property Type: Townhouse (Single)

Agent Comments



69a Fourth St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,680,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 550 sqm approx

Agent Comments



1/18 First St BLACK ROCK 3193 (VG)

4 - -

Price: $1,750,000
Method: Sale
Date: 10/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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