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	4/342c Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between $1,400,000 & $1,460,000

Median sale price

Median price $1,442,500 Property Type Townhouse Suburb Black Rock

Period - From 13/01/2025 to 12/01/2026 Source Property Data

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	8/495 Balcombe Rd BEAUMARIS 3193	$1,374,000	23/09/2025
2	3/263 Beach Rd BLACK ROCK 3193	$1,437,500	13/09/2025
3	3/12 Fourth St BLACK ROCK 3193	$1,375,000	16/08/2025

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: 13/01/2026 11:41

4/342c Beach Road, Black Rock Vic 3193

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3 2 2

Rooms: 5
Property Type: apartment

Indicative Selling Price
$1,400,000 - $1,460,000
Median Townhouse Price
13/01/2025 - 12/01/2026: $1,442,500

Agent Comments

Quietly located at the rear of this Boutique group of only 7 unique apartments opposite beach, Beautifully appointed throughout, indoor/outdoor living to large rear deck and wrap around gardens - own private entrance and own lift from basement directly into the apartment.

Comparable Properties



8/495 Balcombe Rd BEAUMARIS 3193 (REI/VG)

3 2 3

Price: $1,374,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment

Agent Comments



3/263 Beach Rd BLACK ROCK 3193 (REI/VG)

3 2 2

Price: $1,437,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



3/12 Fourth St BLACK ROCK 3193 (REI/VG)

3 2 2

Price: $1,375,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

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