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	1/17 First Street, Black Rock VIC 3193

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $2,320,000 Property Type Other Suburb Black Rock

Period - From 28/07/2025 to 27/01/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/6 First Street Black Rock VIC 3193	$907,000	09/12/2025
7/4 Karrakatta Street Black Rock VIC 3193	$950,000	20/11/2025
4/16 Second Street Black Rock VIC 3193	$920,000	08/12/2025

This Statement of Information was prepared on: 28/01/2026