

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 39 Love Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Black Rock

Period - From 15/04/2025 to 14/04/2026 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	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	172 Bluff Rd BLACK ROCK 3193	\$1,700,000	05/12/2025

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: 15/04/2026 09:13



3 1 2

Property Type: House

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



521 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,603,000

Method: Private Sale

Date: 03/03/2026

Property Type: Townhouse (Single)



69a Fourth St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 550 sqm approx



172 Bluff Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 600 sqm approx