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	8a Cullinane Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,990,000 & $2,180,000

Median sale price

Median price $2,487,500 Property Type House Suburb Black Rock

Period - From 01/10/2025 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	11b Tibbles St BEAUMARIS 3193	$2,200,000	23/01/2026
2	4b Bayview Rd BEAUMARIS 3193	$2,075,000	29/10/2025
3	8 Second St BLACK ROCK 3193	$2,150,000	27/08/2025

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: 19/02/2026 12:57

8a Cullinane Street, Black Rock Vic 3193

JellisCraig

Nick Sinclair
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,990,000 - $2,180,000
Median House Price
December quarter 2025: $2,487,500

Comparable Properties



11b Tibbles St BEAUMARIS 3193 (REI)

4 3 2

Price: $2,200,000
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Single)

Agent Comments



4b Bayview Rd BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,075,000
Method: Private Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments



8 Second St BLACK ROCK 3193 (REI/VG)

4 2 3

Price: $2,150,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 461 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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