

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

43 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$3,350,000

Median sale price

Median price

\$2,704,000

Property Type

House

Suburb

Black Rock

Period - From

01/01/2026

to

31/03/2026

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	33 Hornby St BEAUMARIS 3193	\$3,235,000	31/03/2026
2	19 Wellington Av BEAUMARIS 3193	\$3,100,000	20/01/2026
3	43 Potter St BLACK ROCK 3193	\$3,350,000	15/11/2025

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:

28/04/2026 14:09

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 5  3  2

Property Type: House

Indicative Selling Price

\$3,350,000

Median House Price

March quarter 2026: \$2,704,000

Comparable Properties



33 Hornby St BEAUMARIS 3193 (REI)

Agent Comments

 5  3  4

Price: \$3,235,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 865 sqm approx



19 Wellington Av BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$3,100,000

Method: Private Sale

Date: 20/01/2026

Property Type: House (Res)

Land Size: 587 sqm approx



43 Potter St BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,350,000

Method: Sold Before Auction

Date: 15/11/2025

Property Type: House (Res)

Land Size: 819 sqm approx

Account - Jellis Craig | P: 03 9194 1200