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	4/39 FOURTH STREET BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,270,000	Property type	Unit	Suburb	Black Rock
Period-from	01 Mar 2025	to	28 Feb 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

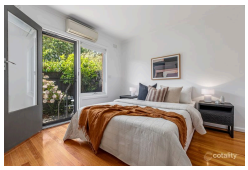
Address of comparable property	Price	Date of sale
6/104 CROMER ROAD BEAUMARIS VIC 3193	$827,000	07-Feb-26
3/19-21 FOURTH STREET BLACK ROCK VIC 3193	$843,000	24-Feb-26
1/6 FIRST STREET BLACK ROCK VIC 3193	$907,000	09-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 27 March 2026

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6/104 CROMER ROAD BEAUMARIS VIC 3193

2 1 1

Sold Price RS **$827,000** UN

Sold Date **07-Feb-26**

Distance **1.97km**



3/19-21 FOURTH STREET BLACK ROCK VIC 3193

2 1 1

Sold Price RS **$843,000**

Sold Date **24-Feb-26**

Distance **0.17km**



1/6 FIRST STREET BLACK ROCK VIC 3193

2 1 1

Sold Price **$907,000**

Sold Date **09-Dec-25**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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