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	8 Fifth Street, Black Rock Vic 3193

Indicative selling price

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

Single price: $1,970,000

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	20 Surf Av BEAUMARIS 3193	$2,000,000	28/05/2026
2	27 Hilton St BEAUMARIS 3193	$2,000,000	05/03/2026
3			

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: 01/06/2026 15:16

8 Fifth Street, Black Rock Vic 3193



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Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price
$1,970,000
Median House Price
March quarter 2026: $2,704,000

Comparable Properties



20 Surf Av BEAUMARIS 3193 (REI)

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Price: $2,000,000
Method: Sold Before Auction
Date: 28/05/2026
Property Type: Land (Res)
Land Size: 560 sqm approx

Agent Comments



27 Hilton St BEAUMARIS 3193 (VG)

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Price: $2,000,000
Method: Sale
Date: 05/03/2026
Property Type: Development Site (Res)
Land Size: 784 sqm approx

Agent Comments

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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