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	26 Duff Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,326,000 Property Type Unit 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	1/65 Sandringham Rd SANDRINGHAM 3191	$1,390,000	21/02/2026
2	2/523 Balcombe Rd BLACK ROCK 3193	$1,326,000	21/02/2026
3	2/11 Bent Pde BLACK ROCK 3193	$1,280,000	29/11/2025

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: 20/05/2026 15:51

26 Duff Street, Black Rock Vic 3193

JellisCraig

Craig Harrison
9194 1200
0459 991 120
craigharrison@jelliscraig.com.au



3 2 2

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
March quarter 2026: $1,326,000

Comparable Properties



1/65 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

2 1 2

Price: $1,390,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments



2/523 Balcombe Rd BLACK ROCK 3193 (REI)

2 2 2

Price: $1,326,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 428 sqm approx

Agent Comments



2/11 Bent Pde BLACK ROCK 3193 (REI/VG)

2 1 2

Price: $1,280,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Villa

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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