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	60a Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,180,000 & $2,270,000

Median sale price

Median price $2,475,000 Property Type House Suburb Black Rock

Period - From 01/07/2025 to 30/06/2026 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	7b Smeed St BLACK ROCK 3193		22/07/2026
2	4a Rosemary Rd BEAUMARIS 3193	$2,210,000	16/07/2026
3	3/17 Potter St BLACK ROCK 3193	$2,100,000	26/06/2026

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: 13/08/2026 16:05

60a Ardoyne Street, Black Rock Vic 3193

Nick Jones
03) 9598 1111
0421839425
njones@hodges.com.au

4 2 2

Property Type: Townhouse (Single)
Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price
$2,180,000 - $2,270,000
Median House Price
Year ending June 2026: $2,475,000

Comparable Properties

7b Smeed St BLACK ROCK 3193 (REI)

4 3 2

Price:
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

4a Rosemary Rd BEAUMARIS 3193 (REI)

4 3 2

Price: $2,210,000
Method: Private Sale
Date: 16/07/2026
Property Type: Townhouse (Res)

Agent Comments

3/17 Potter St BLACK ROCK 3193 (REI/VG)

4 3 2

Price: $2,100,000
Method: Private Sale
Date: 26/06/2026
Property Type: Townhouse (Res)

Agent Comments

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

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