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	2/43 Second Street, Black Rock VIC 3193

Indicative selling price

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

Single price	$785,000

Median sale price

Median price	$1,280,000	Property Type	Unit	Suburb	Black Rock
Period - From	17/02/2026	to	16/08/2026	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/216-218 Beach Rd BLACK ROCK	$838,000	05/05/2026
3/527 Balcombe Rd BLACK ROCK	$830,000	18/04/2026
3/198 Bluff Rd SANDRINGHAM	$841,000	28/04/2026

This Statement of Information was prepared on: 17/08/2026