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	29a Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,900,000 & $1,990,000

Median sale price

Median price $2,590,000 Property Type House Suburb Black Rock

Period - From 01/04/2026 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	8 Fifth St BLACK ROCK 3193	$1,950,000	16/06/2026
2	1/273 Beach Rd BLACK ROCK 3193	$1,925,000	30/05/2026
3	1/8 Wattle Av BEAUMARIS 3193	$1,950,000	09/04/2026

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: 10/09/2026 09:18

29a Second Street, Black Rock Vic 3193

JellisCraig

Nick Sinclair
9194 1200
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4 3 2

Property Type: House

Indicative Selling Price
$1,900,000 - $1,990,000
Median House Price
June quarter 2026: $2,590,000

Comparable Properties



8 Fifth St BLACK ROCK 3193 (REI)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



1/273 Beach Rd BLACK ROCK 3193 (REI/VG)

4 2 2

Price: $1,925,000
Method: Private Sale
Date: 30/05/2026
Property Type: Townhouse (Res)

Agent Comments



1/8 Wattle Av BEAUMARIS 3193 (VG)

5 - -

Price: $1,950,000
Method: Sale
Date: 09/04/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata.com.au

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