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	2/529 Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Single price $825,000

Median sale price

Median price $950,000 Property Type Unit Suburb Black Rock

Period - From 01/10/2024 to 31/12/2024 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	2/92 Oak St BEAUMARIS 3193	$814,500	02/12/2024
2	3/49 Second St BLACK ROCK 3193	$825,000	30/11/2024
3	4/27 Third St BLACK ROCK 3193	$800,000	23/10/2024

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: 26/02/2025 15:45

2/529 Balcombe Road, Black Rock Vic 3193



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
December quarter 2024: $950,000

Comparable Properties



2/92 Oak St BEAUMARIS 3193 (REI)

2 1 1

Price: $814,500
Method: Sold Before Auction
Date: 02/12/2024
Property Type: Townhouse (Res)

Agent Comments



3/49 Second St BLACK ROCK 3193 (REI)

2 1 1

Price: $825,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Agent Comments



4/27 Third St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $800,000
Method: Private Sale
Date: 23/10/2024
Property Type: Unit

Agent Comments

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

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