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	34 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,800,000 & $3,050,000

Median sale price

Median price $2,399,500 Property Type House Suburb Black Rock

Period - From 01/01/2024 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	17 Pasadena Av BEAUMARIS 3193	$3,010,000	09/11/2024
2	11 Kirkwood Av SANDRINGHAM 3191	$3,050,000	07/09/2024
3	41 Royal Av SANDRINGHAM 3191	$2,950,000	20/07/2024

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: 20/01/2025 10:34

34 Stanley Street, Black Rock Vic 3193



4 3 3

Rooms: 12
Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,050,000
Median House Price
Year ending December 2024: $2,399,500

Comparable Properties



17 Pasadena Av BEAUMARIS 3193 (REI)

5 3 4

Price: $3,010,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



11 Kirkwood Av SANDRINGHAM 3191 (REI)

3 2 2

Price: $3,050,000
Method: Private Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



41 Royal Av SANDRINGHAM 3191 (REI/VG)

4 2 2

Price: $2,950,000
Method: Private Sale
Date: 20/07/2024
Property Type: House
Land Size: 869 sqm approx

Agent Comments

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

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