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	6 Woodall Street, Black Rock VIC 3193

Indicative selling price

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

Single price	$2,850,000

Median sale price

Median price	$2,590,000	Property Type	House	Suburb	Black Rock
Period - From	28/10/2024	to	27/04/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
3 Champion Street Black Rock VIC 3193	$3,090,000	12/03/2025
8 Haydens Road Beaumaris VIC 3193	$3,130,000	16/11/2024

This Statement of Information was prepared on: 28/04/2025