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	1/7 Love Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,170,000 Property Type Unit Suburb Black Rock

Period - From 01/04/2024 to 31/03/2025 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	4/42 Edward St SANDRINGHAM 3191	$1,025,000	06/03/2025
2	3/4 Ardoyne St BLACK ROCK 3193	$1,100,000	10/02/2025
3	2/23 Reno Rd SANDRINGHAM 3191	$1,126,000	26/10/2024

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: 10/04/2025 12:07

1/7 Love Street, Black Rock Vic 3193

Nick Sinclair
9598 1111
0422 217 788
nsinclair@hodges.com.au



2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending March 2025: $1,170,000

Comparable Properties



4/42 Edward St SANDRINGHAM 3191 (REI)

3 1 2

Price: $1,025,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: Unit

Agent Comments



3/4 Ardoyne St BLACK ROCK 3193 (REI)

2 2 1

Price: $1,100,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: Unit

Agent Comments



2/23 Reno Rd SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,126,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 315 sqm approx

Agent Comments

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