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	6/114 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between $1,290,000 & $1,380,000

Median sale price

Median price $1,880,000 Property Type Townhouse Suburb Black Rock

Period - From 13/05/2024 to 12/05/2025 Source Property Data

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	2/4 Dunsterville St SANDRINGHAM 3191	$1,362,000	22/03/2025
2	2/10 Reno Rd SANDRINGHAM 3191	$1,300,000	27/11/2024
3			

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: 13/05/2025 10:28

6/114 Bluff Road, Black Rock Vic 3193



3 2 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,290,000 - $1,380,000
Median Townhouse Price
13/05/2024 - 12/05/2025: $1,880,000

Comparable Properties



2/4 Dunsterville St SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,362,000
Method:
Date: 22/03/2025
Property Type: Unit

Agent Comments



2/10 Reno Rd SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,300,000
Method:
Date: 27/11/2024
Property Type: Unit

Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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