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	1/34 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between $840,000 & $860,000

Median sale price

Median price $895,000 Property Type Unit Suburb Black Rock

Period - From 06/05/2024 to 05/05/2025 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	2/26 Third St BLACK ROCK 3193	$875,000	10/04/2025
2	1/52 Ebden Av BLACK ROCK 3193	$851,000	18/03/2025
3	4/17 First St BLACK ROCK 3193	$847,000	26/02/2025

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: 06/05/2025 17:05

1/34 Second Street, Black Rock Vic 3193

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2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$840,000 - $860,000
Median Unit Price
06/05/2024 - 05/05/2025: $895,000

Comparable Properties



2/26 Third St BLACK ROCK 3193 (REI)

2 1 1

Price: $875,000
Method: Private Sale
Date: 10/04/2025
Property Type: Unit

Agent Comments



1/52 Ebden Av BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $851,000
Method: Private Sale
Date: 18/03/2025
Property Type: Unit

Agent Comments



4/17 First St BLACK ROCK 3193 (REI/VG)

2 1 -

Price: $847,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Unit

Agent Comments

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