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	66 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between $1,680,000 & $1,730,000

Median sale price

Median price $1,850,000 Property Type Townhouse Suburb Black Rock

Period - From 08/07/2024 to 07/07/2025 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 Seaview Cr BLACK ROCK 3193	$1,800,000	12/04/2025
2	21a Tulip St BLACK ROCK 3193	$1,765,000	06/04/2025
3	2/31 Seaview Cr BLACK ROCK 3193	$1,726,000	23/02/2025

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: 08/07/2025 15:47

66 Bluff Road, Black Rock Vic 3193

Amanda Thomson
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3 or 4 | 2.5 | 2

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,680,000 - $1,730,000
Median Townhouse Price
08/07/2024 - 07/07/2025: $1,850,000

Comparable Properties



2 Seaview Cr BLACK ROCK 3193 (REI)

3 | 1 | 2

Price: $1,800,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments



21a Tulip St BLACK ROCK 3193 (REI/VG)

3 | 2 | 2

Price: $1,765,000
Method: Private Sale
Date: 06/04/2025
Property Type: House
Land Size: 362 sqm approx

Agent Comments



2/31 Seaview Cr BLACK ROCK 3193 (REI/VG)

3 | 2 | 2

Price: $1,726,000
Method: Private Sale
Date: 23/02/2025
Property Type: Unit

Agent Comments

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