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	8 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,000,000 & $2,150,000

Median sale price

Median price $2,265,000 Property Type House Suburb Black Rock

Period - From 12/08/2024 to 11/08/2025 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	12 Iona St BLACK ROCK 3193	$2,150,000	10/07/2025
2	9 Stevens Pde BLACK ROCK 3193	$2,050,000	27/06/2025
3	53 Arkaringa Cr BLACK ROCK 3193	$2,150,000	01/04/2025

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: 12/08/2025 15:12

8 Second Street, Black Rock Vic 3193

Mandy Engelhardt
03 9521 9800
0439 483 024
mandy.engelhardt@belleproperty.com



3 plus study | 2.5 | 3

Rooms: 8
Property Type: House
Land Size: 461 sqm approx

Indicative Selling Price
$2,000,000 - $2,150,000
Median House Price
12/08/2024 - 11/08/2025: $2,265,000

Agent Comments

1 Car garage and 2 Off Street parking Low maintenance garden

Comparable Properties



12 Iona St BLACK ROCK 3193 (REI)

3 | 2 | 2

Price: $2,150,000
Method: Private Sale
Date: 10/07/2025
Property Type: House

Agent Comments



9 Stevens Pde BLACK ROCK 3193 (REI)

3 | 2 | 2

Price: $2,050,000
Method: Private Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



53 Arkaringa Cr BLACK ROCK 3193 (REI/VG)

4 | 3 | 2

Price: $2,150,000
Method: Auction Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

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