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	19 Bent Parade, Black Rock VIC 3193

Indicative selling price

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

Range between $2,400,000 & $2,480,000

Median sale price

Median price $2,280,000 Property Type House Suburb Black Rock

Period - From 24/04/2025 to 23/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Collingwood Street Sandringham VIC 3191	$2,626,000	09/08/2025
57 Bay Road Sandringham VIC 3191	$2,645,000	31/07/2025
15 St Andrews Court, Black Rock VIC 3193	$2,505,000	13/09/2025

This Statement of Information was prepared on: 24/10/2025