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	3/40 Bayview Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $965,000 Property Type Unit Suburb Black Rock

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	1/575 Balcombe Rd BLACK ROCK 3193	$1,120,000	15/08/2025
2	3/43 Second St BLACK ROCK 3193	$1,091,000	05/07/2025
3	2/2 Munro St BLACK ROCK 3193	$1,150,000	10/04/2025

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: 01/10/2025 15:25

3/40 Bayview Crescent, Black Rock Vic 3193

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3 1 2

Rooms: 4
Property Type: Villa

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
Year ending June 2025: $965,000

Comparable Properties



1/575 Balcombe Rd BLACK ROCK 3193 (REI)

3 1 2

Price: $1,120,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: Unit
Land Size: 200 sqm approx

Agent Comments



3/43 Second St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $1,091,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit
Land Size: 259 sqm approx

Agent Comments



2/2 Munro St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: Townhouse (Res)
Land Size: 317 sqm approx

Agent Comments

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