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	172 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Single price $1,739,000

Median sale price

Median price $2,404,000 Property Type House Suburb Black Rock

Period - From 03/11/2024 to 02/11/2025 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	23 Gilarth St HIGHETT 3064	$1,685,000	08/10/2025
2	174 Bluff Rd BLACK ROCK 3193	$1,600,000	11/09/2025
3	200 Reserve Rd BEAUMARIS 3193	$1,760,000	09/08/2025

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: 03/11/2025 12:29

172 Bluff Road, Black Rock Vic 3193



3 2 2

Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$1,739,000
Median House Price
03/11/2024 - 02/11/2025: $2,404,000

Comparable Properties



23 Gilarth St HIGHETT 3064 (REI)

3 2 2

Price: $1,685,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House
Land Size: 658 sqm approx

Agent Comments



174 Bluff Rd BLACK ROCK 3193 (REI)

3 2 1

Price: $1,600,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments



200 Reserve Rd BEAUMARIS 3193 (REI/VG)

3 1 2

Price: $1,760,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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