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 Eliza Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,380,000 & $2,580,000

Median sale price

Median price $2,150,000 Property Type House Suburb Black Rock

Period - From 01/07/2025 to 30/09/2025 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	115 Abbott St SANDRINGHAM 3191	$2,596,000	23/08/2025
2	8a Seaview Cr BLACK ROCK 3193	$2,540,000	28/05/2025
3	39 Red Bluff St BLACK ROCK 3193	$2,405,000	24/05/2025

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: 23/10/2025 11:12

3 Eliza Street, Black Rock Vic 3193

JellisCraig



4 3 3

Rooms: 6
Property Type: House

Indicative Selling Price
$2,380,000 - $2,580,000
Median House Price
September quarter 2025: $2,150,000

Comparable Properties



115 Abbott St SANDRINGHAM 3191 (REI/VG)

5 2 3

Price: $2,596,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments



8a Seaview Cr BLACK ROCK 3193 (VG)

4 - -

Price: $2,540,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments



39 Red Bluff St BLACK ROCK 3193 (REI/VG)

4 2 3

Price: $2,405,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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