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	23 Cheltenham Road, Black Rock Vic 3193

Indicative selling price

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

Range between $1,375,000 & $1,475,000

Median sale price

Median price $1,428,750 Property Type Unit 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	3/263 Beach Rd BLACK ROCK 3193	$1,437,500	13/09/2025
2	3/12 Fourth St BLACK ROCK 3193	$1,375,000	16/08/2025
3	1/157 Bluff Rd BLACK ROCK 3193	$1,499,000	26/07/2025

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: 29/10/2025 12:00

23 Cheltenham Road, Black Rock Vic 3193

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Indicative Selling Price
$1,375,000 - $1,475,000
Median Unit Price
September quarter 2025: $1,428,750



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 364 sqm approx

Agent Comments

Comparable Properties



3/263 Beach Rd BLACK ROCK 3193 (REI)

3 2 2

Price: $1,437,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



3/12 Fourth St BLACK ROCK 3193 (REI/VG)

3 2 2

Price: $1,375,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



1/157 Bluff Rd BLACK ROCK 3193 (REI/VG)

3 2 2

Price: $1,499,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments

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