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	7 Tulip Street, Black Rock Vic 3193

Indicative selling price

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

Single price $2,500,000

Median sale price

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

Period - From 24/11/2024 to 23/11/2025 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	1 Newlands La BEAUMARIS 3193	$2,411,000	24/10/2025
2	8a Seaview Cr BLACK ROCK 3193	$2,540,000	28/05/2025
3			

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: 24/11/2025 16:27

7 Tulip Street, Black Rock Vic 3193



4 3 2

Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
24/11/2024 - 23/11/2025: $2,280,000

Comparable Properties



1 Newlands La BEAUMARIS 3193 (REI)

5 3 2

Price: $2,411,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 423 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

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.

Account - Hodges

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