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	4/16 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,120,000 Property Type Unit Suburb Black Rock

Period - From 01/10/2024 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	3/7 Olinda Av BEAUMARIS 3193	$880,000	13/08/2025
2			
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: 03/12/2025 16:45

4/16 Second Street, Black Rock Vic 3193



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending September 2025: $1,120,000

Comparable Properties



3/7 Olinda Av BEAUMARIS 3193 (REI/VG)

2 1 2

Price: $880,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Villa
Land Size: 170 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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