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	346 Beach Road, Black Rock VIC 3193

Indicative selling price

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

Range between $4,500,000 & $4,950,000

Median sale price

Median price $2,255,500 Property Type House Suburb Black Rock

Period - From 10/06/2025 to 09/12/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Gordon Cr, Black Rock Vic	$6,450,000	22/10/2025
2 Oconnor St, Black Rock Vic	$4,275,000	14/06/2025
260a Beach Rd, Black Rock Vic	$3,650,000	21/10/2025

This Statement of Information was prepared on: 10/12/2025