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	3/4 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Range between $885,000 & $970,000

Median sale price

Median price $949,000 Property Type Unit Suburb Black Rock

Period - From 01/10/2025 to 31/12/2025 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	16 Hunter Av BLACK ROCK 3193	$949,000	15/12/2025
2	1/6 First St BLACK ROCK 3193	$907,000	09/12/2025
3	4/16 Second St BLACK ROCK 3193	$920,000	08/12/2025

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: 15/01/2026 11:48

3/4 Stanley Street, Black Rock Vic 3193

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$885,000 - $970,000
Median Unit Price
December quarter 2025: $949,000

Comparable Properties



16 Hunter Av BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $949,000
Method: Private Sale
Date: 15/12/2025
Property Type: Villa
Land Size: 229 sqm approx

Agent Comments



1/6 First St BLACK ROCK 3193 (REI)

2 1 1

Price: $907,000
Method: Private Sale
Date: 09/12/2025
Property Type: Unit

Agent Comments



4/16 Second St BLACK ROCK 3193 (REI)

2 1 1

Price: $920,000
Method: Private Sale
Date: 08/12/2025
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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