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	7/4 Karrakatta Street, Black Rock Vic 3193

Indicative selling price

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

Single price $950,000

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	3/200 Bluff Rd SANDRINGHAM 3191	$931,000	11/09/2025
2	2/54 Edward St SANDRINGHAM 3191	$915,000	26/07/2025
3	1/34 Second St BLACK ROCK 3193	$880,000	28/05/2025

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: 26/11/2025 09:32

7/4 Karrakatta Street, Black Rock Vic 3193

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$950,000
Median Unit Price
Year ending September 2025: $1,120,000

Comparable Properties



3/200 Bluff Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $931,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Unit

Agent Comments



2/54 Edward St SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments



1/34 Second St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $880,000
Method: Private Sale
Date: 28/05/2025
Property Type: Unit

Agent Comments

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