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	44a First Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,350,000 & $2,550,000

Median sale price

Median price $2,487,500 Property Type House 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	7 Tulip St BLACK ROCK 3193	$2,475,000	17/12/2025
2	18B Iluka St BLACK ROCK 3193	$2,400,000	09/12/2025
3	3 Eliza St BLACK ROCK 3193	$2,525,000	20/11/2025

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: 29/01/2026 11:15

44a First Street, Black Rock Vic 3193

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4 2 4

Property Type: House (Res)
Land Size: 473 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000 - $2,550,000
Median House Price
December quarter 2025: $2,487,500

Comparable Properties



7 Tulip St BLACK ROCK 3193 (REI)

4 3 2

Price: $2,475,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 530 sqm approx

Agent Comments



18B Iluka St BLACK ROCK 3193 (REI)

4 3 3

Price: $2,400,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)

Agent Comments



3 Eliza St BLACK ROCK 3193 (REI/VG)

4 3 4

Price: $2,525,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 526 sqm approx

Agent Comments

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