

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

1/128a Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Black Rock

Period - From 14/04/2025

to

13/04/2026

Source Property Data

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	3/21 Ebden Av BLACK ROCK 3193	\$1,600,000	23/03/2026
2	521 Balcombe Rd BLACK ROCK 3193	\$1,603,000	03/03/2026
3	522a Balcombe Rd BEAUMARIS 3193	\$1,600,000	27/02/2026

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:

14/04/2026 13:05



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/21 Ebdon Av BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Private Sale

Date: 23/03/2026

Property Type: Townhouse (Single)



521 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,603,000

Method: Private Sale

Date: 03/03/2026

Property Type: Townhouse (Single)



522a Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Townhouse (Res)

Land Size: 321 sqm approx