

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

1/3 First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,500,000

Property Type Unit

Suburb Black Rock

Period - From 01/04/2026

to 30/06/2026

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	7/216-218 Beach Rd BLACK ROCK 3193	\$838,000	05/05/2026
2	4/39 Fourth St BLACK ROCK 3193	\$888,000	07/04/2026
3	1/17 First St BLACK ROCK 3193	\$937,500	28/02/2026

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:

07/07/2026 15:55

1/3 First Street, Black Rock Vic 3193



Amanda Thomson

03 9598 1111

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Indicative Selling Price

\$850,000 - \$890,000

Median Unit Price

June quarter 2026: \$1,500,000



2 1 1

Rooms: 5

Property Type: Villa 1 of 3

Agent Comments

Front fabulous villa with with only 3 in the group moments to the water/Village/Bus to train. Rare opportunity held by the one family for many years.

Comparable Properties



7/216-218 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$838,000

Method: Private Sale

Date: 05/05/2026

Property Type: Unit



4/39 Fourth St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$888,000

Method: Sold Before Auction

Date: 07/04/2026

Property Type: Unit

Land Size: 165 sqm approx



1/17 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$937,500

Method: Auction Sale

Date: 28/02/2026

Property Type: Villa

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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