

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

1/307 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	2/43 Second St BLACK ROCK 3193	\$770,000	18/08/2026
2	5/22a Bluff Rd BLACK ROCK 3193	\$725,000	22/05/2026
3			

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:

16/09/2026 10:47



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Property Type: Apartment

Comparable Properties



2/43 Second St BLACK ROCK 3193 (REI)

Agent Comments

 2  1  1

Price: \$770,000

Method: Private Sale

Date: 18/08/2026

Property Type: Unit

Land Size: 161 sqm approx



5/22a Bluff Rd BLACK ROCK 3193 (REI)

Agent Comments

 2  1  1

Price: \$725,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment

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.