

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

1/8 McGregor Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,326,000

Property Type Unit

Suburb Black Rock

Period - From 01/07/2025

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	2/523 Balcombe Rd BLACK ROCK 3193	\$1,326,000	21/02/2026
2			
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:

03/08/2026 16:11

1/8 McGregor Avenue, Black Rock Vic 3193



Stephen Tickell
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Indicative Selling Price

\$1,290,000 - \$1,390,000

Median Unit Price

Year ending June 2026: \$1,326,000



3 2 2

Property Type: Townhouse single level

Agent Comments

Comparable Properties



2/523 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

2 2 2

Price: \$1,326,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 428 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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