

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

1/9 Karrakatta Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,395,000

Median sale price

Median price

\$1,710,000

Property Type

Townhouse

Suburb

Black Rock

Period - From

20/07/2025

to

19/07/2026

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	8a Forrest Ct SANDRINGHAM 3191	\$1,400,000	30/06/2026
2	4 Hume St BEAUMARIS 3193	\$1,465,000	25/06/2026
3	72 Bluff Rd BLACK ROCK 3193	\$1,500,000	13/06/2026

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:

20/07/2026 15:19



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,395,000

Median Townhouse Price

20/07/2025 - 19/07/2026: \$1,710,000

Comparable Properties



8a Forrest Ct SANDRINGHAM 3191 (REI)

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 30/06/2026

Property Type: Townhouse (Res)

Agent Comments



4 Hume St BEAUMARIS 3193 (REI)

3 2 2

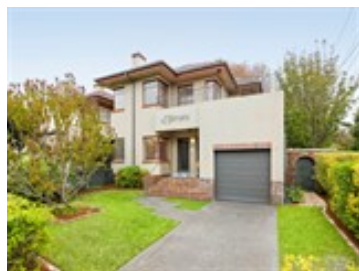
Price: \$1,465,000

Method: Sold Before Auction

Date: 25/06/2026

Property Type: Townhouse (Res)

Agent Comments



72 Bluff Rd BLACK ROCK 3193 (REI)

3 3 3

Price: \$1,500,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Agent Comments

Account - Hodges