

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 Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between

\$2,495,000

&

\$2,595,000

Median sale price

Median price

\$2,505,000

Property Type

House

Suburb

Black Rock

Period - From

29/07/2025

to

28/07/2026

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	51 Iona St BLACK ROCK 3193	\$2,590,000	30/05/2026
2	3 Eliza St BLACK ROCK 3193	\$2,525,000	20/11/2025
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:

29/07/2026 13:47

1 Arkaringa Crescent, Black Rock Vic 3193



Stephen Wigley

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Indicative Selling Price

\$2,495,000 - \$2,595,000

Median House Price

29/07/2025 - 28/07/2026: \$2,505,000



4 2 2

Property Type: House

Land Size: 667.805 sqm approx

Agent Comments

Comparable Properties



51 Iona St BLACK ROCK 3193 (REI)

Agent Comments

4 2 3

Price: \$2,590,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House

Land Size: 783 sqm approx



3 Eliza St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 4

Price: \$2,525,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: House (Res)

Land Size: 526 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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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