

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

2/47 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,710,000

Property Type Townhouse

Suburb Black Rock

Period - From 23/07/2025

to

22/07/2026

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	1/16 First St BLACK ROCK 3193	\$1,770,000	25/03/2026
2	2/51 Second St BLACK ROCK 3193	\$1,680,000	22/04/2026
3	69a Fourth St BEAUMARIS 3193	\$1,680,000	21/02/2026

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:

23/07/2026 12:36



 3
  2
  3

Rooms: 6
Property Type: Townhouse
Land Size: 398 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median Townhouse Price
 23/07/2025 - 22/07/2026: \$1,710,000

Freestanding, single level and set on approximately 398sqm, this is the kind of black rock home buyers wait years to find. Beautifully maintained, with its own street frontage and a private setting, it offers the space and independence of a house without the upkeep. Separate formal and family living areas provide room to spread out, while the well-appointed kitchen featuring premium Neff and Bosch appliances overlooks the family living and dining room before opening to a private alfresco terrace beneath a remote awning.

Comparable Properties



1/16 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,770,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)



2/51 Second St BLACK ROCK 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,680,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Res)



69a Fourth St BEAUMARIS 3193 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,680,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 550 sqm approx

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