

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

2/91A Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,550,000

&

\$1,690,000

Median sale price

Median price \$2,590,000

Property Type House

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	3/316 Beach Rd BLACK ROCK 3193	\$1,515,000	03/07/2026
2	2/51 Second St BLACK ROCK 3193	\$1,680,000	22/04/2026
3	3/21 Ebden Av BLACK ROCK 3193	\$1,600,000	23/03/2026

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:

30/07/2026 16:20



 4  3  2

Property Type: Townhouse

Comparable Properties



3/316 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

 4  2  2

Price: \$1,515,000

Method: Private Sale

Date: 03/07/2026

Property Type: Townhouse (Single)

Land Size: 180 sqm approx



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)



3/21 Ebdon Av BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Private Sale

Date: 23/03/2026

Property Type: Townhouse (Single)