

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

26 Duff Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,390,000

&

\$1,520,000

Median sale price

Median price \$1,680,000

Property Type Townhouse

Suburb Black Rock

Period - From 05/05/2025

to

04/05/2026

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	2/16 Rose St SANDRINGHAM 3191	\$1,555,000	20/03/2026
2	1/65 Sandringham Rd SANDRINGHAM 3191	\$1,390,000	21/02/2026
3	15 Cheltenham Rd BLACK ROCK 3193	\$1,470,000	15/11/2025

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:

05/05/2026 14:57



4
 2
 2

Property Type: House

Indicative Selling Price
 \$1,390,000 - \$1,520,000
Median Townhouse Price
 05/05/2025 - 04/05/2026: \$1,680,000

Comparable Properties



2/16 Rose St SANDRINGHAM 3191 (REI)

Agent Comments

3
 2
 2

Price: \$1,555,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Res)
Land Size: 531 sqm approx



1/65 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,390,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 308 sqm approx



15 Cheltenham Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,470,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 470 sqm approx

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