

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

28 Arranmore Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	16 Love St BLACK ROCK 3193	\$2,055,000	31/07/2026
2	31 Hornby St BEAUMARIS 3193	\$2,245,000	15/08/2026
3	34 Iona St BLACK ROCK 3193	\$2,305,000	15/05/2026

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:

23/09/2026 15:10

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Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
June quarter 2026: \$2,590,000



Property Type:
Agent Comments

Comparable Properties

16 Love St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,055,000
Method:
Date: 31/07/2026
Property Type: House



31 Hornby St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,245,000
Method: Private Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 866 sqm approx



34 Iona St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,305,000
Method: Private Sale
Date: 15/05/2026
Property Type: House (Res)
Land Size: 689 sqm approx

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