

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

29b Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$1,695,000

Property Type Townhouse

Suburb Black Rock

Period - From 20/05/2025

to

19/05/2026

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	23b Stanley St BLACK ROCK 3193	\$3,720,000	14/02/2026
2			
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:

20/05/2026 15:09

29b Ardoyne Street, Black Rock Vic 3193



Property Type:
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,700,000
Median Townhouse Price
20/05/2025 - 19/05/2026: \$1,695,000

Comparable Properties



23b Stanley St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$3,720,000
Method: Private Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

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 - Buxton



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