

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

2a First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,275,000

&

\$2,450,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Black Rock

Period - From 01/04/2025

to 31/03/2026

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	46 Potter St BLACK ROCK 3193	\$2,310,000	13/06/2026
2	3/17 Potter St BLACK ROCK 3193	\$2,225,000	31/03/2026
3	13 Herbert St BEAUMARIS 3193	\$2,466,000	18/02/2026

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:

23/06/2026 16:31

2a First Street, Black Rock Vic 3193



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3 2 2

Property Type: House
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price
\$2,275,000 - \$2,450,000
Median House Price
Year ending March 2026: \$2,360,000

Comparable Properties



46 Potter St BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,310,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 506 sqm approx



3/17 Potter St BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,225,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Res)



13 Herbert St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,466,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 591 sqm approx

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



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