

# 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

3/27 Fourth Street, Black Rock VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$920,000

### Median sale price

Median price

\$1,278,500

Property Type

Unit

Suburb

Black Rock

Period - From

05/02/2026

to

05/08/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

| Address of comparable property         | Price     | Date of sale |
|----------------------------------------|-----------|--------------|
| 2/22 Fifth Street Black Rock VIC 3193  | \$915,000 | 21/03/2026   |
| 4/39 Fourth Street Black Rock VIC 3193 | \$888,000 | 07/04/2026   |
|                                        |           |              |

This Statement of Information was prepared on:

06/08/2026