

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

3/41 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,500,000

Property Type Unit

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	3/527 Balcombe Rd BLACK ROCK 3193	\$830,000	18/04/2026
2	3/19-21 Fourth St BLACK ROCK 3193	\$843,000	24/02/2026
3	1/100 Bluff Rd BLACK ROCK 3193	\$805,000	17/02/2026

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:

07/08/2026 14:03



2
 1
 2

Property Type: Unit

Agent Comments

Quietly positioned at the rear of an exclusive block of just three units, this beautifully presented single-level home offers privacy, space and effortless living in the heart of Black Rock.

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2026: \$1,500,000

Comparable Properties



3/527 Balcombe Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2
 1
 1

Price: \$830,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



3/19-21 Fourth St BLACK ROCK 3193 (VG)

Agent Comments

2
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Price: \$843,000

Method: Sale

Date: 24/02/2026

Property Type: Flat/Unit/Apartment (Res)



1/100 Bluff Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2
 1
 1

Price: \$805,000

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693