

# 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

3/527 Balcombe Road, 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 \$800,000 & \$850,000

### Median sale price

Median price \$1,428,750 Property Type Unit Suburb Black Rock

Period - From 01/07/2025 to 30/09/2025 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 | 4/16 Second St BLACK ROCK 3193     | \$920,000 | 09/12/2025   |
| 2 | 1/6 First St BLACK ROCK 3193       | \$907,000 | 09/12/2025   |
| 3 | 2/216-218 Beach Rd BLACK ROCK 3193 | \$840,000 | 04/08/2025   |

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:

16/12/2025 15:49

3/527 Balcombe Road, Black Rock Vic 3193



2   1   1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$800,000 - \$850,000  
Median Unit Price  
September quarter 2025: \$1,428,750

## Comparable Properties



4/16 Second St BLACK ROCK 3193 (REI)

Agent Comments

2   1   1

Price: \$920,000  
Method: Private Sale  
Date: 09/12/2025  
Property Type: Villa



1/6 First St BLACK ROCK 3193 (REI)

Agent Comments

2   1   1

Price: \$907,000  
Method: Private Sale  
Date: 09/12/2025  
Property Type: Villa



2/216-218 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

2   1   1

Price: \$840,000  
Method: Private Sale  
Date: 04/08/2025  
Property Type: Unit

Account - Buxton



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.