

# 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 Heather Grove, 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$2,382,500

Property type

House

Suburb

Black Rock

Period - From

01/06/2024

to

31/05/2025

Source



PropTrack

### 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
12 Neptune Street, Sandringham, VIC 3191	\$1,505,000	23/02/2025
30 Wood Street, Beaumaris, VIC 3193	\$1,440,000	25/03/2025
10 Neptune Street, Sandringham, VIC 3191	\$1,530,000	13/05/2025

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: 04/06/2025