

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

31 Central Avenue, Black Rock VIC 3193

Indicative selling price

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

Range between

\$3,300,000

&

\$3,450,000

Median sale price

Median price

\$2,377,500

Property Type

House

Suburb

Black Rock

Period - From

26/01/2026

to

26/07/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Clonmore Street Beaumaris VIC 3193	\$3,550,000	28/02/2026
27 Seaview Crescent Black Rock VIC 3193	\$3,275,000	13/05/2026
44 Arkaringa Crescent Black Rock VIC 3193	\$3,250,000	11/07/2026

This Statement of Information was prepared on:

27/07/2026