

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

36 Red Bluff Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,590,000

Property Type House

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	24 Balcombe Park La BEAUMARIS 3193	\$2,160,000	27/06/2026
2	8 Daly Rd SANDRINGHAM 3191	\$2,250,000	10/06/2026
3			

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:

29/09/2026 14:35



4 2.5 5

Property Type:
Land Size: 880 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$2,590,000

Comparable Properties



24 Balcombe Park La BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,160,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 739 sqm approx



8 Daly Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 4

Price: \$2,250,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 888 sqm approx

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.