

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

4/39 FOURTH STREET BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Feb 2025

to

31 Jan 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 6 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

1/6 FIRST STREET BLACK ROCK VIC 3193	\$907,000	09-Dec-25
4/16 SECOND STREET BLACK ROCK VIC 3193	\$920,000	08-Dec-25
16 HUNTER AVENUE BLACK ROCK VIC 3193	\$949,000	15-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 06 February 2026


**1/6 FIRST STREET BLACK ROCK
VIC 3193**
 2  1  1

Sold Price

\$907,000

Sold Date **09-Dec-25**

Distance **0.54km**

**4/16 SECOND STREET BLACK
ROCK VIC 3193**
 2  1  1

Sold Price

^{RS} **\$920,000** ^{UN}

Sold Date **08-Dec-25**

Distance **0.4km**

**16 HUNTER AVENUE BLACK ROCK
VIC 3193**
 2  1  1

Sold Price

\$949,000

Sold Date **15-Dec-25**

Distance **0.55km**
RS = Recent sale

UN = Undisclosed Sale

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