

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

5/73 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,203,500

Property Type Unit

Suburb Black Rock

Period - From 10/08/2025

to

09/08/2026

Source Property Data

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	1/35 Third St BLACK ROCK 3193	\$1,122,000	03/08/2026
2	2/112 Reserve Rd BEAUMARIS 3193	\$1,105,000	24/06/2026
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:

10/08/2026 12:14



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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

10/08/2025 - 09/08/2026: \$1,203,500



Property Type:
Agent Comments

Comparable Properties



1/35 Third St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,122,000
Method: Sold Before Auction
Date: 03/08/2026
Property Type: Unit
Land Size: 95 sqm approx



2/112 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,105,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: Unit
Land Size: 315 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.



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