

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

6 Bent Parade, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$2,620,000

Property Type House

Suburb Black Rock

Period - From 01/01/2025

to 31/03/2025

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	9 Le Fevre St SANDRINGHAM 3191	\$3,452,000	05/05/2025
2	2 Holloway Rd SANDRINGHAM 3191	\$3,680,000	05/02/2025
3	44 Stanley St BLACK ROCK 3193	\$3,425,000	10/12/2024

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:

27/05/2025 14:32



5 3 3

Rooms: 6

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



9 Le Fevre St SANDRINGHAM 3191 (REI)

Agent Comments

5 3 8

Price: \$3,452,000

Method: Private Sale

Date: 05/05/2025

Property Type: House (Res)

Land Size: 709 sqm approx



2 Holloway Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 5 4

Price: \$3,680,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 701 sqm approx



44 Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$3,425,000

Method: Private Sale

Date: 10/12/2024

Property Type: House (Res)

Land Size: 651 sqm approx