

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

60a Ardoyne Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,190,000

&

\$2,290,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Black Rock

Period - From 01/04/2025

to

31/03/2026

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	3/17 Potter St BLACK ROCK 3193	\$2,225,000	31/03/2026
2	8A Cullinane St BLACK ROCK 3193	\$2,220,000	05/03/2026
3	72A Ardoyne St BLACK ROCK 3193	\$2,350,000	14/02/2026

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:

25/06/2026 15:02

60a Ardoyne Street, Black Rock Vic 3193



Nick Jones

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Indicative Selling Price

\$2,190,000 - \$2,290,000

Median House Price

Year ending March 2026: \$2,360,000



4 2 2

Rooms: 6

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/17 Potter St BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,225,000

Method: Private Sale

Date: 31/03/2026

Property Type: Townhouse (Res)



8A Cullinane St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$2,220,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: Townhouse (Res)

Land Size: 335 sqm approx



72A Ardoyne St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,350,000

Method: Sold Before Auction

Date: 14/02/2026

Property Type: Townhouse (Single)

Land Size: 418 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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