

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

7b Smeed Street, Black Rock VIC 3193

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,295,000

Property Type

House

Suburb

Black Rock

Period - From

30/12/2025

to

29/06/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
56 Victoria Street Sandringham VIC 3191	\$2,350,000	07/05/2026
1/54 Sandringham Road Sandringham VIC 3191	\$2,400,000	26/02/2026
72A Ardoyne Street Black Rock VIC 3193	\$2,350,000	14/02/2026

This Statement of Information was prepared on:

30/06/2026