

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

8 Fifth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,880,000

&

\$1,980,000

Median sale price

Median price \$2,704,000

Property Type House

Suburb Black Rock

Period - From 01/01/2026

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.

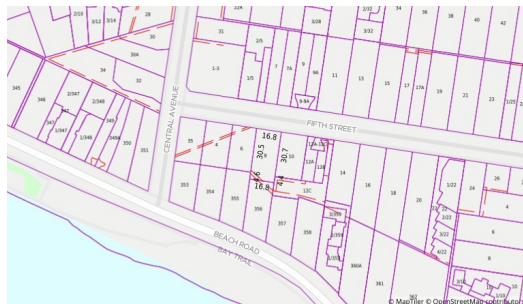
	Address of comparable property	Price	Date of sale
1	27 Hilton St BEAUMARIS 3193	\$2,000,000	05/03/2026
2	28 Central Av BLACK ROCK 3193	\$2,115,000	26/02/2026
3	30 Eliza St BLACK ROCK 3193	\$2,175,000	23/12/2025

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:

05/05/2026 14:15



3 1 2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,880,000 - \$1,980,000
Median House Price
March quarter 2026: \$2,704,000

Comparable Properties

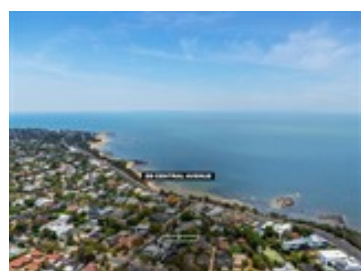


27 Hilton St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Private Sale
Date: 05/03/2026
Property Type: House
Land Size: 784 sqm approx



28 Central Av BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$2,115,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 734 sqm approx



30 Eliza St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 - -

Price: \$2,175,000
Method: Private Sale
Date: 23/12/2025
Property Type: Land (Res)
Land Size: 688 sqm approx