

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 Stanhope Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,475,000

Property Type House

Suburb Black Rock

Period - From 01/07/2025

to

30/06/2026

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	8 Fifth St BLACK ROCK 3193	\$1,950,000	24/07/2026
2	28 Hilton St BEAUMARIS 3193	\$1,900,000	17/04/2026
3	34 Bent Pde BLACK ROCK 3193	\$1,750,000	11/03/2026

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:

28/07/2026 15:00

8 Stanhope Street, Black Rock Vic 3193



Nick Jones
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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending June 2026: \$2,475,000



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

[Agent Comments](#)

Comparable Properties



8 Fifth St BLACK ROCK 3193 (REI)

3 2 2

Price: \$1,950,000

Method: Private Sale

Date: 24/07/2026

Property Type: House

Land Size: 589 sqm approx

[Agent Comments](#)



28 Hilton St BEAUMARIS 3193 (REI/VG)

5 2 2

Price: \$1,900,000

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 800 sqm approx

[Agent Comments](#)

34 Bent Pde BLACK ROCK 3193 (VG)

4 - -

Price: \$1,750,000

Method: Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 560 sqm approx

[Agent Comments](#)

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



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