

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
280 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock
Period - From 01/01/2025 to 31/12/2025 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
1 372 Beach Rd BEAUMARIS 3193	\$3,600,000	02/10/2025
2		
3		

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:

13/01/2026 16:43

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Indicative Selling Price
 \$3,200,000 - \$3,500,000
Median House Price

Year ending December 2025: \$2,400,000



Property Type:

Agent Comments

Comparable Properties



372 Beach Rd BEAUMARIS 3193 (VG)



Agent Comments

Price: \$3,600,000

Method: Sale

Date: 02/10/2025

Property Type: Development Site (Res)

Land Size: 650 sqm approx

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400