

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

4a Central Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,630,000

&

\$1,700,000

Median sale price

Median price \$1,662,500

Property Type Townhouse

Suburb Black Rock

Period - From 29/10/2024

to

28/10/2025

Source Property Data

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	11 Anita St BEAUMARIS 3193	\$1,660,000	09/09/2025
2	10a Bolton St BEAUMARIS 3193	\$1,654,000	06/09/2025
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:

29/10/2025 12:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,630,000 - \$1,700,000
Median Townhouse Price
29/10/2024 - 28/10/2025: \$1,662,500

Comparable Properties



11 Anita St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 292 sqm approx



10a Bolton St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,654,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: Townhouse (Res)

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.

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