Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	8/3 Seaford Road, Seaford Vic 3198
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000 & \$700,000	Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Seaford
Period - From	01/07/2024	to	30/06/2025		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	62 Wells Rd SEAFORD 3198	\$670,000	24/07/2025
2	12/1 Young St SEAFORD 3198	\$700,000	08/05/2025
3	2/73 Kirkwood Av SEAFORD 3198	\$657,000	16/03/2025

OR

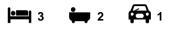
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/09/2025 13:37



Ray White...





Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending June 2025: \$650,000

Comparable Properties



62 Wells Rd SEAFORD 3198 (REI)

Price: \$670.000 Method: Auction Sale Date: 24/07/2025

Property Type: Land (Res) Land Size: 677 sqm approx Agent Comments



12/1 Young St SEAFORD 3198 (VG)

Price: \$700,000

Method: Sale Date: 08/05/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/73 Kirkwood Av SEAFORD 3198 (REI/VG)

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Agent Comments

Price: \$657,000 Method: Private Sale Date: 16/03/2025 **Property Type:** Unit

Account - Ray White Cheltenham | P: 03 9584 8288 | F: 03 9271 8999



