

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

8/3 Seaford Road, Seaford Vic 3198

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$650,000

Property 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



3 2 1

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)

Agent Comments

3 - 2 - 1

Price: \$670,000
Method: Auction Sale
Date: 24/07/2025
Property Type: Land (Res)
Land Size: 677 sqm approx



12/1 Young St SEAFORD 3198 (VG)

Agent Comments

3 - 1 - 1

Price: \$700,000
Method: Sale
Date: 08/05/2025
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

3 1 2

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