

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

1/11 STEPHEN STREET SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

2/82 EAST ROAD SEAFORD VIC 3198	\$825,000	15-Nov-25
2/16B EAST ROAD SEAFORD VIC 3198	\$825,000	04-Jul-26
2/19 BRUNEL ROAD SEAFORD VIC 3198	\$835,000	13-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 21 August 2026



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**2/82 EAST ROAD SEAFORD VIC
3198**

4 3 2

Sold Price

\$825,000

Sold Date **15-Nov-25**

Distance **1.09km**



**2/16B EAST ROAD SEAFORD VIC
3198**

3 2 2

Sold Price

Sold Date **04-Jul-26**

Distance **1.14km**



**2/19 BRUNEL ROAD SEAFORD VIC
3198**

4 3 2

Sold Price

\$835,000

Sold Date **13-Dec-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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