

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

11/8-12 BAINBRIDGE AVENUE 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

\$490,000

&

\$535,000

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

4/2 CARDER AVENUE SEAFORD VIC 3198	\$484,277	25-May-26
1/10 CARDER AVENUE SEAFORD VIC 3198	\$506,000	12-Mar-26
10/1-3 SKYE ROAD FRANKSTON VIC 3199	\$530,000	18-Jun-26

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: 22 August 2026


**4/2 CARDER AVENUE SEAFORD
VIC 3198**

 2
  1
  1

Sold Price

\$484,277

 Sold Date **25-May-26**

 Distance **0.18km**

**1/10 CARDER AVENUE SEAFORD
VIC 3198**

 2
  1
  1

Sold Price

\$506,000

 Sold Date **12-Mar-26**

 Distance **0.18km**

**10/1-3 SKYE ROAD FRANKSTON
VIC 3199**

 2
  1
  1

Sold Price

\$530,000

 Sold Date **18-Jun-26**

 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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