

## 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 OCEAN GROVE SEABROOK VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$776,500

Property type

House

Suburb

Seabrook

Period-from

01 Apr 2025

to

31 Mar 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

7 ANCHOR COURT SEABROOK VIC 3028	\$945,000	03-Feb-25
62 ST ANTHONY COURT SEABROOK VIC 3028	\$935,000	08-Nov-25
4 SHAFTSBURY BOULEVARD POINT COOK VIC 3030	\$930,000	11-Oct-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: 09 April 2026

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**7 ANCHOR COURT SEABROOK VIC 3028** Sold Price **\$945,000** Sold Date **03-Feb-25**

4 2 2

Distance **0.37km**



**62 ST ANTHONY COURT SEABROOK VIC 3028** Sold Price **\$935,000** Sold Date **08-Nov-25**

4 2 2

Distance **0.42km**



**4 SHAFTSBURY BOULEVARD POINT COOK VIC 3030** Sold Price **\$930,000** Sold Date **11-Oct-25**

4 2 2

Distance **0.68km**

RS = Recent sale      UN = Undisclosed Sale

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