

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 SPINDRIFT WAY SEABROOK VIC 3028

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

\$810,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

Property type

House

Suburb

Seabrook

Period-from

01 May 2025

to

30 Apr 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

5 COTTERELL WAY SEABROOK VIC 3028	\$830,000	15-Jan-25
16 YOLANTA COURT SEABROOK VIC 3028	\$815,000	08-Oct-25
15 FINCHLEY ROAD POINT COOK VIC 3030	\$850,000	01-May-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: 26 May 2026