

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

6 IRREWARRA COURT 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

\$990,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,900

Property type

House

Suburb

Seabrook

Period-from

01 Nov 2024

to

31 Oct 2025

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

20 SHANE AVENUE SEABROOK VIC 3028	\$1,006,000	23-Sep-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: 28 November 2025



**20 SHANE AVENUE SEABROOK
VIC 3028**

 4  2  2

Sold Price ^{RS} **\$1,006,000** Sold Date **23-Sep-25**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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