

## 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

4/26 EAST ROAD SEAFORD VIC 3198

### 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

\$635,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2024

to

30 Sep 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

3/26 EAST ROAD SEAFORD VIC 3198	635000	19-Aug-25
27 BARRY STREET SEAFORD VIC 3198	650000	07-Sep-25
2/115 EAST ROAD SEAFORD VIC 3198	696000	22-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 October 2025



**3/26 EAST ROAD SEAFORD VIC 3198**

 2  2  2

Sold Price

<sup>RS</sup> **635000**

Sold Date **19-Aug-25**

Distance -



**27 BARRY STREET SEAFORD VIC 3198**

 2  1  1

Sold Price

**650000**

Sold Date **07-Sep-25**

Distance **1.02km**



**2/115 EAST ROAD SEAFORD VIC 3198**

 3  1  -

Sold Price

**696000**

Sold Date **22-Sep-25**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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