

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
7A RAILWAY PARADE 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 \$850,000 & \$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$625,000 Property type Unit Suburb Seaford

Period-from 01 Jul 2024 to 30 Jun 2025 Source Corelogic

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
1/95 EAST ROAD SEAFORD VIC 3198	\$917,500	14-Jun-25
4 AUSTIN ROAD SEAFORD VIC 3198	\$975,000	03-Mar-25
2/25 LAROO L CRESCENT SEAFORD VIC 3198	\$945,000	20-Jun-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: 08 July 2025

consumer.vic.gov

CONSUMER
AFFAIRS VICTORIA



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1/95 EAST ROAD SEAFORD VIC
3198

3 2 2

Sold Price

^{RS} \$917,500 Sold Date 14-Jun-25

Distance 1.77km



4 AUSTIN ROAD SEAFORD VIC
3198

3 2 1

Sold Price

^{RS} \$975,000 Sold Date 03-Mar-25

Distance 0.47km



2/25 LAROOOL CRESCENT
SEAFORD VIC 3198

3 2 2

Sold Price

^{RS} \$945,000 Sold Date 20-Jun-25

Distance 2.67km

RS = Recent sale

UN = Undisclosed Sale

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