

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 SAXIL COURT 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,750

Property type

House

Suburb

Seaford

Period-from

01 Jun 2024

to

31 May 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

6 SLATER COURT SEAFORD VIC 3198	905000	16-May-25
163 AUSTIN ROAD SEAFORD VIC 3198	920000	28-May-25
15 BENELONG CRESCENT SEAFORD VIC 3198	925000	02-Apr-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: 16 June 2025



6 SLATER COURT SEAFORD VIC 3198

 4  1  2

Sold Price

^{RS} **905000**

Sold Date **16-May-25**

Distance **0.08km**



163 AUSTIN ROAD SEAFORD VIC 3198

 3  2  1

Sold Price

^{RS} **920000**

Sold Date **28-May-25**

Distance **0.24km**



15 BENELONG CRESCENT SEAFORD VIC 3198

 4  2  2

Sold Price

^{RS} **925000**

Sold Date **02-Apr-25**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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