

## 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

2/17 SEACREST AVENUE 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

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

2/46 MOLESWORTH STREET SEAFORD VIC 3198	720000	09-Jan-25
12/1 YOUNG STREET SEAFORD VIC 3198	700000	08-May-25
3/83 EAST ROAD SEAFORD VIC 3198	671000	03-May-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

**2/46 MOLESWORTH STREET  
SEAFORD VIC 3198**

3 2 2

Sold Price **720000** Sold Date **09-Jan-25**Distance **0.73km****12/1 YOUNG STREET SEAFORD VIC  
3198**

3 2 2

Sold Price **700000** Sold Date **08-May-25**Distance **0.23km****3/83 EAST ROAD SEAFORD VIC  
3198**

3 2 2

Sold Price <sup>RS</sup> **671000** Sold Date **03-May-25**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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