

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

2/28 ROBINSONS ROAD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2024

to

31 Jul 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

2/25 LAROO L CRESCENT SEAFORD VIC 3198	\$945,000	20-Jun-25
1/95 EAST ROAD SEAFORD VIC 3198	\$917,500	14-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: 22 August 2025



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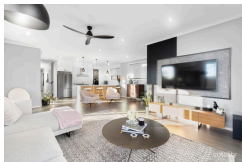


**2/25 LARROOL CRESCENT
SEAFORD VIC 3198**

3 2 2

Sold Price **\$945,000** Sold Date **20-Jun-25**

Distance **2.49km**



**1/95 EAST ROAD SEAFORD VIC
3198**

3 2 2

Sold Price **\$917,500** Sold Date **14-Jun-25**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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