

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

7/64 EAST 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

\$645,000

&

\$695,000

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

| | | |
|-------------------------------------|--------|-----------|
| 2/115 EAST ROAD SEAFORD VIC 3198 | 696000 | 22-Sep-25 |
| 4A MADDEN STREET SEAFORD VIC 3198 | 691000 | 29-Sep-25 |
| 1/10 MARION STREET SEAFORD VIC 3198 | 700000 | 29-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

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

3 1 -

Sold Price

696000Sold Date **22-Sep-25**

Distance

-

**4A MADDEN STREET SEAFORD VIC 3198**

3 2 1

Sold Price

^{RS} **691000**Sold Date **29-Sep-25**

Distance

1.25km**1/10 MARION STREET SEAFORD VIC 3198**

3 1 1

Sold Price

^{RS} **700000**Sold Date **29-Sep-25**

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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