

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

1/71 PARK STREET 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2024

to

31 Aug 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

2/98 KIRKWOOD AVENUE SEAFORD VIC 3198	851000	08-Jul-25
4/23 AUSTIN ROAD SEAFORD VIC 3198	875000	05-Aug-25
4 ENTRANCE ROAD SEAFORD VIC 3198	877500	09-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: 08 September 2025

**2/98 KIRKWOOD AVENUE
SEAFORD VIC 3198**

3 2 2

Sold Price

851000

Sold Date

08-Jul-25

Distance

3.04km**4/23 AUSTIN ROAD SEAFORD VIC
3198**

3 2 2

Sold Price

^{RS} **875000**

Sold Date

05-Aug-25

Distance

0.88km**4 ENTRANCE ROAD SEAFORD VIC
3198**

3 1 1

Sold Price

^{RS} **877500**

Sold Date

09-Apr-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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