

## 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

13 CATRON STREET 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

\$1,150,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

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

9 NEWTON STREET SEAFORD VIC 3198	1130500	03-Sep-25
4 LEXTON COURT SEAFORD VIC 3198	1136500	21-Jun-25
11 NEWTON STREET SEAFORD VIC 3198	1220000	04-Aug-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 October 2025

**9 NEWTON STREET SEAFORD VIC 3198**

Sold Price

RS

**1130500**

Sold Date

**03-Sep-25**

3

1

1

Distance

**0.86km****4 LEXTON COURT SEAFORD VIC 3198**

Sold Price

**1136500**

Sold Date

**21-Jun-25**

4

2

3

Distance

**1.43km****11 NEWTON STREET SEAFORD VIC 3198**

Sold Price

RS

**1220000**

Sold Date

**04-Aug-25**

4

2

2

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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