

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

1/78 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2025

to

31 Dec 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

6/115 EAST ROAD SEAFORD VIC 3198	751000	11-Aug-25
7/64 EAST ROAD SEAFORD VIC 3198	750000	10-Nov-25
1/8 KEEROK AVENUE SEAFORD VIC 3198	820000	18-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: 19 January 2026



6/115 EAST ROAD SEAFORD VIC 3198

 3  2  2

Sold Price

751000

Sold Date

11-Aug-25

Distance

0.29km



7/64 EAST ROAD SEAFORD VIC 3198

 3  2  1

Sold Price

750000

Sold Date

10-Nov-25

Distance

0.17km



1/8 KEEROK AVENUE SEAFORD VIC 3198

 3  2  1

Sold Price

820000

Sold Date

18-Aug-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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