

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

7/145 AUSTIN 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2025

to

31 May 2026

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

| | | |
|--|-----------|-----------|
| 3/137 AUSTIN ROAD SEAFORD VIC 3198 | \$762,000 | 22-May-26 |
| 3/44 EAST ROAD SEAFORD VIC 3198 | \$790,000 | 18-Mar-26 |
| 1/92 FORTESCUE AVENUE SEAFORD VIC 3198 | \$775,000 | 28-Apr-26 |

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: 05 June 2026



3/137 AUSTIN ROAD SEAFORD VIC 3198 Sold Price

^{RS}

\$762,000

Sold Date **22-May-26**

 3  1  1

Distance **0.06km**



3/44 EAST ROAD SEAFORD VIC 3198 Sold Price

\$790,000

Sold Date **18-Mar-26**

 3  2  2

Distance **0.09km**



1/92 FORTESCUE AVENUE SEAFORD VIC 3198 Sold Price

\$775,000

Sold Date **28-Apr-26**

 3  2  2

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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