

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2025

to

31 Jul 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

6/153 AUSTIN ROAD SEAFORD VIC 3198	\$705,000	11-Jul-26
3/137 AUSTIN ROAD SEAFORD VIC 3198	\$762,000	07-May-26
3/44 EAST ROAD SEAFORD VIC 3198	\$790,000	18-Mar-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: 28 August 2026



6/153 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS}
\$705,000

Sold Date

11-Jul-26
 3

 1

 2

Distance

0.06km


3/137 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

\$762,000

Sold Date

07-May-26
 3

 1

 1

Distance

0.09km


3/44 EAST ROAD SEAFORD VIC 3198

Sold Price

\$790,000

Sold Date

18-Mar-26
 3

 2

 2

Distance

0.09km
RS = Recent sale

UN = Undisclosed Sale

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