

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

3/26 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2024

to

31 Jul 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

2/83 EAST ROAD SEAFORD VIC 3198	\$580,000	03-May-25
3/4 MOLESWORTH STREET SEAFORD VIC 3198	\$620,000	15-Jun-25
2/2C BELLEVUE CRESCENT SEAFORD VIC 3198	\$642,000	24-Jul-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: 15 August 2025

**2/83 EAST ROAD SEAFORD VIC 3198**

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Sold Price **\$580,000** Sold Date **03-May-25**Distance **0.49km****3/4 MOLESWORTH STREET SEAFORD VIC 3198**

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Sold Price **\$620,000** Sold Date **15-Jun-25**Distance **0.82km****2/2C BELLEVUE CRESCENT SEAFORD VIC 3198**

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Sold Price ^{RS} **\$642,000** Sold Date **24-Jul-25**Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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