

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 DRAGONFLY DRIVE SEYMOUR VIC 3660

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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Seymour

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 WOMBAT AVENUE SEYMOUR VIC 3660	\$582,000	01-Aug-25
13 WALLABY ROAD SEYMOUR VIC 3660	\$572,500	06-Oct-25
16 RIDD DRIVE SEYMOUR VIC 3660	\$620,000	27-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 September 2026


4 WOMBAT AVENUE SEYMOUR VIC 3660

 4
  2
  2

Sold Price

\$582,000

Sold Date

01-Aug-25

Distance

0.03km

13 WALLABY ROAD SEYMOUR VIC 3660

 3
  2
  4

Sold Price

\$572,500

Sold Date

06-Oct-25

Distance

0.17km

16 RIDD DRIVE SEYMOUR VIC 3660

 2
  2
  2

Sold Price

\$620,000

Sold Date

27-Mar-26

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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