

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

4/197 SEAFORD 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2024

to

30 Sep 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

3/9 MOLESWORTH STREET SEAFORD VIC 3198	\$641,500	06-Oct-25
27 BARRY STREET SEAFORD VIC 3198	\$650,000	07-Sep-25
3/4 MOLESWORTH STREET SEAFORD VIC 3198	\$620,000	15-Jun-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: 31 October 2025

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**3/9 MOLESWORTH STREET
SEAFORD VIC 3198**

Sold Price

^{RS}
\$641,500

Sold Date

06-Oct-25
 2

 1

 1

Distance

0.21km

**27 BARRY STREET SEAFORD VIC
3198**

Sold Price

\$650,000

Sold Date

07-Sep-25
 2

 1

 1

Distance

0.21km

**3/4 MOLESWORTH STREET
SEAFORD VIC 3198**

Sold Price

\$620,000

Sold Date

15-Jun-25
 2

 2

 1

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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