

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

11 HOLROYD STREET 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Seaford

Period-from

01 Dec 2024

to

30 Nov 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

30/8 HANNAH STREET SEAFORD VIC 3198	\$618,000	15-Jun-25
2/133 AUSTIN ROAD SEAFORD VIC 3198	\$565,000	18-Jun-25
5/7-9 WEBB STREET SEAFORD VIC 3198	\$601,000	02-Aug-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: 03 December 2025

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**30/8 HANNAH STREET SEAFORD
VIC 3198**

Sold Price

\$618,000

Sold Date

15-Jun-25

 3  1  1

Distance

1.47km



**2/133 AUSTIN ROAD SEAFORD VIC
3198**

Sold Price

\$565,000

Sold Date

18-Jun-25

 3  1  1

Distance

0.77km



**5/7-9 WEBB STREET SEAFORD VIC
3198**

Sold Price

\$601,000

Sold Date

02-Aug-25

 3  1  1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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