

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

1/228 NEPEAN HIGHWAY 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

\$1,000,000

&

\$1,100,000

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

2/229 NEPEAN HIGHWAY SEAFORD VIC 3198	\$1,085,000	11-Nov-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: 01 December 2025

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E chris.ristevski@obrienrealestate.com.au**2/229 NEPEAN HIGHWAY
SEAFORD VIC 3198** 3  2  2Sold Price ^{RS} **\$1,085,000** Sold Date **11-Nov-25**Distance **0.02km****RS** = Recent sale**UN** = Undisclosed Sale

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