

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

24 MERSEY CRESCENT 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Land

Suburb

Seaford

Period-from

01 Jan 2025

to

31 Dec 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

9 WUNALLA ROAD SEAFORD VIC 3198	\$1,100,000	06-Dec-25
19 MILROY CRESCENT SEAFORD VIC 3198	\$1,000,000	18-Oct-25
9 NEWTON STREET SEAFORD VIC 3198	\$1,130,500	25-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: 31 January 2026

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9 WUNALLA ROAD SEAFORD VIC 3198

Sold Price

\$1,100,000

Sold Date

06-Dec-25
 5

 2

 1

Distance

0.2km

19 MILROY CRESCENT SEAFORD VIC 3198

Sold Price

\$1,000,000

Sold Date

18-Oct-25
 3

 2

 4

Distance

0.26km

9 NEWTON STREET SEAFORD VIC 3198

Sold Price

\$1,130,500

Sold Date

25-Aug-25
 3

 1

 1

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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