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	4/2C BELLEVUE 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$639,500	Property type	Unit	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
3/205 AUSTIN ROAD SEAFORD VIC 3198	$665,000	15-Nov-25
3/9 MOLESWORTH STREET SEAFORD VIC 3198	$641,500	06-Oct-25
3/54 EAST ROAD SEAFORD VIC 3198	$637,000	21-Sep-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: 02 January 2026

OBrien Real Estate

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3/205 AUSTIN ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$665,000** Sold Date **15-Nov-25**

Distance **0.71km**



3/9 MOLESWORTH STREET SEAFORD VIC 3198

2 1 1

Sold Price **$641,500** Sold Date **06-Oct-25**

Distance **0.75km**



3/54 EAST ROAD SEAFORD VIC 3198

2 1 1

Sold Price **$637,000** Sold Date **21-Sep-25**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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