

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

8/284-285 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2025

to

31 Jan 2026

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

200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	25-Sep-25
13/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	25-Sep-25
7/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$780,000	12-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: 02 February 2026

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**200-203 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  2  2

Sold Price

^{RS}

\$800,000

Sold Date

25-Sep-25

Distance

1.42km



**13/200-203 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  2  2

Sold Price

\$800,000

Sold Date

25-Sep-25

Distance

1.42km



**7/200-203 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  2  2

Sold Price

\$780,000

Sold Date

12-Aug-25

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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