

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 ABECKETT 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

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

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

4 WICKLOW STREET SEAFORD VIC 3198	\$930,000	20-Sep-25
79 EAST ROAD SEAFORD VIC 3198	\$885,000	16-Dec-25
15 HUMMERSTONE ROAD SEAFORD VIC 3198	\$925,000	25-Oct-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: 12 February 2026

Chris Ristevski

M 0415623826

E chris.ristevski@obrienrealestate.com.au



4 WICKLOW STREET SEAFORD VIC 3198

 3  1  1

Sold Price

\$930,000

Sold Date

20-Sep-25

Distance

0.79km



79 EAST ROAD SEAFORD VIC 3198

 3  1  2

Sold Price

\$885,000

Sold Date

16-Dec-25

Distance

1.27km



15 HUMMERSTONE ROAD SEAFORD VIC 3198

 3  2  2

Sold Price

\$925,000

Sold Date

25-Oct-25

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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