

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

2/297 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2025

to

30 Jun 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

12/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$582,500	21-Feb-26
1/5 NEVILLE AVENUE SEAFORD VIC 3198	\$565,000	18-Jun-26
15/267 NEPEAN HIGHWAY SEAFORD VIC 3198	\$582,500	21-Feb-26

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: 07 July 2026

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**12/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$582,500

Sold Date

21-Feb-26

Distance

1.01km

**1/5 NEVILLE AVENUE SEAFORD
VIC 3198**
 2  1  1

Sold Price

^{RS} **\$565,000**

Sold Date

18-Jun-26

Distance

0.93km

**15/267 NEPEAN HIGHWAY
SEAFORD VIC 3198**
 2  1  1

Sold Price

\$582,500

Sold Date

21-Feb-26

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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