

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

2/8 LORNA 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2025

to

31 Mar 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

1/8 LORNA STREET SEAFORD VIC 3198	\$735,000	11-Mar-26
2/9 CARDER AVENUE SEAFORD VIC 3198	\$702,500	09-Feb-26
13/70 WELLS ROAD SEAFORD VIC 3198	\$720,000	01-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 April 2026

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1/8 LORNA STREET SEAFORD VIC 3198

Sold Price

^{RS}
\$735,000

Sold Date

11-Mar-26
 2

 2

 1

Distance

0.07km

2/9 CARDER AVENUE SEAFORD VIC 3198

Sold Price

^{RS}
\$702,500

Sold Date

09-Feb-26
 2

 1

 1

Distance

1.26km

13/70 WELLS ROAD SEAFORD VIC 3198

Sold Price

^{RS}
\$720,000

Sold Date

01-Feb-26
 2

 1

 1

Distance

1.48km
RS = Recent sale

UN = Undisclosed Sale

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