

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

5 BENNETT COURT 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

\$1,090,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Seaford

Period-from

01 Aug 2025

to

31 Jul 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

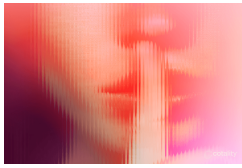
4 BEACH GROVE SEAFORD VIC 3198	\$1,146,000	11-Apr-26
1 ASHWORTH DRIVE SEAFORD VIC 3198	\$1,200,000	27-May-26
73 PARK STREET SEAFORD VIC 3198	\$1,130,000	29-May-26

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: 29 August 2026

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32 CLOVELLY PARADE SEAFORD VIC 3198

Sold Price **\$1,030,000** Sold Date **27-Feb-26**

 3  1  1

Distance **1.44km**



1 ASHWORTH DRIVE SEAFORD VIC 3198

Sold Price **\$1,200,000** Sold Date **27-May-26**

 4  2  3

Distance **0.7km**



73 PARK STREET SEAFORD VIC 3198

Sold Price **\$1,130,000** Sold Date **29-May-26**

 4  2  2

Distance **0.83km**

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

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