

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

1 TI-TREE GROVE 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

\$1,188,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Seaford

Period-from

01 Jun 2025

to

31 May 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

73 PARK STREET SEAFORD VIC 3198	\$1,130,000	01-Jun-26
4 BEACH GROVE SEAFORD VIC 3198	\$1,146,000	11-Apr-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: 16 June 2026

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73 PARK STREET SEAFORD VIC 3198

Sold Price

^{RS}
\$1,130,000

Sold Date

01-Jun-26


4



2



2

Distance

0.7km

4 BEACH GROVE SEAFORD VIC 3198

Sold Price

^{RS}
\$1,146,000

Sold Date

11-Apr-26


3



1



2

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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