

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

1/20 WELLS ROAD 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2025

to

31 Aug 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

2/2 MEREWETHER AVENUE FRANKSTON VIC 3199	\$505,000	22-Jun-26
105/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$485,000	30-Jul-26
4/177 SEAFORD ROAD SEAFORD VIC 3198	\$500,000	10-Jul-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: 03 September 2026



2/2 MEREWETHER AVENUE FRANKSTON VIC 3199

2 1 -

Sold Price **\$505,000** Sold Date **22-Jun-26**

Distance **1.22km**



105/212 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price ^{RS} **\$485,000** Sold Date **30-Jul-26**

Distance **1.38km**



4/177 SEAFORD ROAD SEAFORD VIC 3198

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **10-Jul-26**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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