

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

12/8-12 BAINBRIDGE AVENUE 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

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

5/19-21 SWIFT STREET FRANKSTON VIC 3199	\$510,000	29-Jun-26
2/2 MEREWETHER AVENUE FRANKSTON VIC 3199	\$505,000	22-Jun-26
5/34 PETRIE STREET FRANKSTON VIC 3199	\$474,000	21-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: 08 September 2026



5/19-21 SWIFT STREET FRANKSTON VIC 3199

2 1 1

Sold Price **\$510,000** Sold Date **29-Jun-26**

Distance **1.13km**



2/2 MEREWETHER AVENUE FRANKSTON VIC 3199

2 1 -

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

Distance **0.85km**



5/34 PETRIE STREET FRANKSTON VIC 3199

2 1 -

Sold Price **\$474,000** Sold Date **21-May-26**

Distance **1.16km**

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

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