



FROG PROPERTY

Sales & Management

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

13 Lombard Way, 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

&

\$730,000

Median sale price

Median price

\$792,500

Property type

House

Suburb

Seaford

Period - From

01 October
2024

to

31 December
2024

Source


pricfinder

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 six 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
21 Moomba Ave, Seaford, VIC 3198	\$745,000	22/11/2024
23 Moomba Ave, Seaford, VIC 3198	\$715,000	16/09/2024
11 Boston Ave, Seaford, VIC 3198	\$680,000	17/07/2024

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 six months.~~

This Statement of Information was prepared on:

consumer.vic.gov.au



PO Box 418 Seaford VIC 3198

www.FrogProperty.com.au

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ABN: 77 157 685 371