

# 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

64 Seaford Grove, Seaford Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$780,000

### Median sale price

Median price \$797,500 Property Type House Suburb Seaford

Period - From 01/07/2024 to 30/09/2024 Source REIV

### 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.

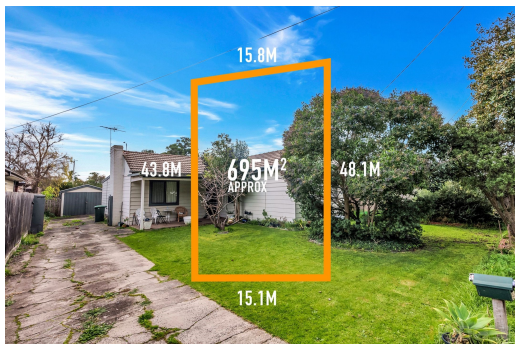
	Address of comparable property	Price	Date of sale
1	15 Boston Av SEAFORD 3198	\$770,000	20/12/2024
2	51 Emanuel Dr SEAFORD 3198	\$757,000	16/11/2024
3	20 Barry St SEAFORD 3198	\$767,500	31/10/2024

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:

08/01/2025 14:35



2   
 1   
 2

**Property Type:** House  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$780,000

**Median House Price**

September quarter 2024: \$797,500

## Comparable Properties



**15 Boston Av SEAFORD 3198 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 20/12/2024  
**Property Type:** House  
**Land Size:** 534 sqm approx



**51 Emanuel Dr SEAFORD 3198 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$757,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx



**20 Barry St SEAFORD 3198 (REI/VG)**

**Agent Comments**

3   
 1   
 2

**Price:** \$767,500  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** House  
**Land Size:** 584 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216