

## 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

6/1 YOUNG STREET SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,640

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

8/177 SEAFORD ROAD SEAFORD VIC 3198	\$530,000	14-Dec-24
5/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$550,000	22-Aug-24
8/40 FELLOWES STREET SEAFORD VIC 3198	\$600,000	18-Sep-24

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: 20 January 2025



**8/177 SEAFORD ROAD SEAFORD VIC 3198**

Sold Price <sup>RS</sup> **\$530,000** Sold Date **14-Dec-24**

 2  1  1

Distance **0.29km**



**5/308-310 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198**

Sold Price **\$550,000** Sold Date **22-Aug-24**

 2  1  1

Distance **0.85km**



**8/40 FELLOWES STREET SEAFORD VIC 3198**

Sold Price **\$600,000** Sold Date **18-Sep-24**

 2  1  1

Distance **0.54km**

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

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