

## 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

105/212 NEPEAN HIGHWAY SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2024

to

28 Feb 2025

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

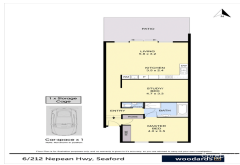
6/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$566,000	13-Mar-25
2/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198	\$540,000	26-Jan-25
6/23 WELLS ROAD SEAFORD VIC 3198	\$526,000	01-Nov-24

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: 26 March 2025

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**6/212 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 1

Sold Price <sup>RS</sup> **\$566,000** <sup>UN</sup> Sold Date **13-Mar-25**

Distance **0km**



**2/99-101 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 1

Sold Price **\$540,000** Sold Date **26-Jan-25**

Distance **1.62km**



**6/23 WELLS ROAD SEAFORD VIC  
3198**

2 1 1

Sold Price **\$526,000** Sold Date **01-Nov-24**

Distance **1.29km**

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

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