

# 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

2/59 Wells Road, 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 \$560,000 & \$615,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Seaford

Period - From 25/03/2024 to 24/03/2025 Source Property Data

### 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	6/78 Wells Rd SEAFORD 3198	\$620,000	27/02/2025
2	2/137 Austin Rd SEAFORD 3198	\$600,000	16/12/2024
3	9/85-86 Nepean Hwy SEAFORD 3198	\$590,500	29/11/2024

**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:

25/03/2025 11:19



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$560,000 - \$615,000

**Median Unit Price**

25/03/2024 - 24/03/2025: \$635,000

## Comparable Properties



**6/78 Wells Rd SEAFORD 3198 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 27/02/2025

**Property Type:** Townhouse (Single)



**2/137 Austin Rd SEAFORD 3198 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** Unit



**9/85-86 Nepean Hwy SEAFORD 3198 (REI)**

Agent Comments



**Price:** \$590,500

**Method:** Private Sale

**Date:** 29/11/2024

**Property Type:** Unit

**Land Size:** 167 sqm approx

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