

## 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

247 SEAFORD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2024

to

31 Jan 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 ELISDON DRIVE SEAFORD VIC 3198	\$857,000	25-Sep-24
25 LUCAS CRESCENT SEAFORD VIC 3198	\$842,000	05-Oct-24
11 HUMMERSTONE ROAD SEAFORD VIC 3198	\$800,000	12-Oct-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: 24 February 2025



**6 ELISDON DRIVE SEAFORD VIC 3198**

 3  1  1

Sold Price

**\$857,000**

Sold Date **25-Sep-24**

Distance **0.58km**



**25 LUCAS CRESCENT SEAFORD VIC 3198**

 3  1  2

Sold Price

**\$842,000**

Sold Date **05-Oct-24**

Distance **1.11km**



**11 HUMMERSTONE ROAD SEAFORD VIC 3198**

 3  1  2

Sold Price

**\$800,000**

Sold Date **12-Oct-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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