

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/3 Irving Street, Seaspray Vic 3851

### Indicative selling price

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

Single price \$499,500

### Median sale price

Median price \$506,500

Property Type House

Suburb Seaspray

Period - From 06/02/2025

to 05/02/2026

Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	9 Centre Rd SEASPRAY 3851	\$518,000	16/12/2025
2	48 Bearup St SEASPRAY 3851	\$495,000	15/05/2025
3	32 Bearup St SEASPRAY 3851	\$500,000	19/11/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/02/2026 10:16



**Property Type:** House  
**Land Size:** 398 sqm approx  
**Agent Comments**

## Comparable Properties



**9 Centre Rd SEASPRAY 3851 (REI/VG)**

[Agent Comments](#)



**Price:** \$518,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**48 Bearup St SEASPRAY 3851 (REI/VG)**

[Agent Comments](#)



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 15/05/2025  
**Property Type:** House  
**Land Size:** 598 sqm approx



**32 Bearup St SEASPRAY 3851 (REI/VG)**

[Agent Comments](#)



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 455 sqm approx