

# 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

1 ABECKETT 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2024

to

31 May 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

7/177 SEAFORD ROAD SEAFORD VIC 3198

\$582,000

07-Mar-25

6/1 YOUNG STREET SEAFORD VIC 3198

\$552,000

04-Feb-25

6 MADDEN STREET SEAFORD VIC 3198

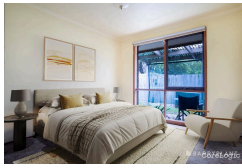
\$620,000

30-Apr-25

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: 30 June 2025


**7/177 SEAFORD ROAD SEAFORD  
VIC 3198**

 Sold Price **\$582,000** Sold Date **07-Mar-25**

2 1 1

 Distance **0.58km**

**6/1 YOUNG STREET SEAFORD VIC  
3198**

 Sold Price **\$552,000** Sold Date **04-Feb-25**

2 1 1

 Distance **0.84km**

**6 MADDEN STREET SEAFORD VIC  
3198**

 Sold Price **\$620,000** Sold Date **30-Apr-25**

2 1 2

 Distance **0.03km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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