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 THE ROBBINS SEABROOK VIC 3028

Indicative selling price

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

~~Single Price~~		or range between	$840,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$812,500	Property type	House	Suburb	Seabrook
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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.~~

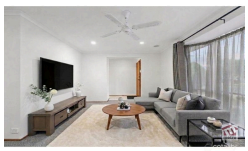
Address of comparable property	Price	Date of sale
57 CANONBURY CIRCLE SEABROOK VIC 3028	$848,750	30-Jun-26
23 ESTHER COURT SEABROOK VIC 3028	$860,000	08-Jun-26

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 September 2026

Hamish Sethi
M 0430 365 823
E hamishsethi@oneagencypp.com.au



57 CANONBURY CIRCLE SEABROOK VIC 3028

3 2 2

Sold Price **$848,750** Sold Date **30-Jun-26**

Distance **0.3km**



23 ESTHER COURT SEABROOK VIC 3028

3 2 2

Sold Price **$860,000** Sold Date **08-Jun-26**

Distance **0.33km**

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

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