

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

11D HADLEY STREET SEAFORD VIC 3198

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

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Seaford

Period-from

01 Aug 2025

to

31 Jul 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

3A BRADSHAW STREET FRANKSTON VIC 3199

\$850,000

02-May-26

2/2 SUSSEX CRESCENT SEAFORD VIC 3198

\$885,000

08-May-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: 21 August 2026

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**3A BRADSHAW STREET
FRANKSTON VIC 3199**

 3  2  1

Sold Price

\$850,000

Sold Date **02-May-26**

Distance

1.1km



**2/2 SUSSEX CRESCENT SEAFORD
VIC 3198**

 3  2  2

Sold Price

\$885,000

Sold Date **08-May-26**

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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