

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

12/39-41 Nepean Highway, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$795,000

Median sale price

Median price

\$629,000

Property Type

Unit

Suburb

Seaford

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 six 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	1/1 Riviera St SEAFORD 3198	\$792,000	10/07/2025
2			
3			

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 six months.

This Statement of Information was prepared on:

18/07/2025 16:29



 3  2  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 4471 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median Unit Price
June quarter 2025: \$629,000

Comparable Properties

1/1 Riviera St SEAFORD 3198 (REI)

Agent Comments

 3  2  1

Price: \$792,000
Method:
Date: 10/07/2025
Property Type: Townhouse (Single)

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 six months.