

## 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

15 BOGNOR AVENUE SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$814,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 10 HUMMERSTONE ROAD SEAFORD VIC 3198 | \$782,000 | 01-Mar-25 |
| 19 HUNT DRIVE SEAFORD VIC 3198       | \$810,000 | 13-May-25 |
| 32 MAPLE STREET SEAFORD VIC 3198     | \$875,000 | 31-May-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: 28 July 2025



## 10 HUMMERSTONE ROAD SEAFORD VIC 3198

3 1 -

Sold Price **\$782,000** Sold Date **01-Mar-25**

Distance **1.47km**



## 19 HUNT DRIVE SEAFORD VIC 3198

3 1 2

Sold Price **\$810,000** Sold Date **13-May-25**

Distance **1.61km**



## 32 MAPLE STREET SEAFORD VIC 3198

3 1 2

Sold Price **\$875,000** Sold Date **31-May-25**

Distance **1.79km**

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

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