

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 DRAGONFLY DRIVE SEYMOUR VIC 3660

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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

House

Suburb

Seymour

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 five kilometres of the property for sale in the last 18 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

52 DELMA CRESCENT SEYMOUR VIC 3660	\$620,000	11-Feb-26
23 PARKER DRIVE SEYMOUR VIC 3660	\$605,000	31-Mar-26
78 ANGLESEY STREET SEYMOUR VIC 3660	\$599,000	02-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 August 2026


52 DELMA CRESCENT SEYMOUR VIC 3660
 4  2  2

Sold Price

\$620,000

Sold Date

11-Feb-26

Distance

1.92km

23 PARKER DRIVE SEYMOUR VIC 3660
 4  2  2

Sold Price

\$605,000

Sold Date

31-Mar-26

Distance

0.51km

78 ANGLESEY STREET SEYMOUR VIC 3660
 4  2  4

Sold Price

\$599,000

Sold Date

02-Feb-26

Distance

2.17km

17 RIDD DRIVE SEYMOUR VIC 3660
 4  2  2

Sold Price

\$580,000

Sold Date

20-Nov-25

Distance

0.35km

21 PARKER DRIVE SEYMOUR VIC 3660
 4  2  2

Sold Price

\$595,000

Sold Date

14-Nov-25

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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