

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

164 FRANKSTON-DANDENONG ROAD 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Seaford

Period-from

01 Oct 2024

to

30 Sep 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

140 SEAFORD ROAD SEAFORD VIC 3198

\$670,000

07-May-25

65 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200

\$680,000

14-Jun-25

17 MAHOGANY AVENUE FRANKSTON NORTH VIC 3200

\$640,000

19-Jul-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: 17 October 2025

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140 SEAFORD ROAD SEAFORD VIC 3198

Sold Price

\$670,000

Sold Date **07-May-25**

 3  1  4

Distance **1.91km**



**65 SILVERTOP CRESCENT
FRANKSTON NORTH VIC 3200**

Sold Price

\$680,000

Sold Date **14-Jun-25**

 3  1  1

Distance **1.21km**



**17 MAHOGANY AVENUE
FRANKSTON NORTH VIC 3200**

Sold Price

\$640,000

Sold Date **19-Jul-25**

 3  1  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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