

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 or
locality and postcode

17 Davies Street, Seaspray Vic 3851

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$497,500

Property Type

House

Suburb

Seaspray

Period - From

22/07/2024

to

21/07/2025

Source

Property Data

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
1	3-5 Maffra St THE HONEYSUCKLES 3851	\$453,000	05/04/2025
2	10 Macassar Cr THE HONEYSUCKLES 3851	\$445,000	22/04/2024
3	77 Main Rd SEASPRAY 3851	\$378,000	15/04/2024

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:

22/07/2025 09:35

17 Davies Street, Seaspray Vic 3851

Chalmer

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$385,000

Median House Price
22/07/2024 - 21/07/2025: \$497,500



3 1 2

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Comparable Properties



3-5 Maffra St THE HONEYSUCKLES 3851 (REI)

Agent Comments

3 1 1

Price: \$453,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 1345 sqm approx



10 Macassar Cr THE HONEYSUCKLES 3851 (REI/VG)

Agent Comments

3 2 1

Price: \$445,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 597 sqm approx



77 Main Rd SEASPRAY 3851 (REI)

Agent Comments

2 1 4

Price: \$378,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 738 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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