Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	17 Davies Street, Seaspray Vic 3851
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$369,000

Median sale price

Median price \$497,500	Pro	pperty Type Hou	use		Suburb	Seaspray
Period - From 28/10/2024	to	27/10/2025	So	urce	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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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1	2 Ellen Av SEASPRAY 3851	\$355,000	20/10/2025
2	30 Ellen Av SEASPRAY 3851	\$280,000	19/06/2025
3			

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 eighteen months.

This Statement of Information was prepared on:	28/10/2025 08:58



Date of sale







Property Type: House Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price \$369,000 Median House Price 28/10/2024 - 27/10/2025: \$497,500

Comparable Properties



2 Ellen Av SEASPRAY 3851 (REI)

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3

Price: \$355,000 Method: Private Sale Date: 20/10/2025 Property Type: House Land Size: 574 sqm approx **Agent Comments**



30 Ellen Av SEASPRAY 3851 (REI/VG)

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3

Price: \$280,000 **Method:** Private Sale **Date:** 19/06/2025





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Agent Comments

Property Type: House Land Size: 858 sqm approx

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 eighteen months.

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



