

## 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

17 ST ANTHONY COURT SEABROOK VIC 3028

### 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,900

Property type

House

Suburb

Seabrook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 49 MINTARO WAY SEABROOK VIC 3028      | \$800,000 | 27-Jan-25 |
| 5 COTTERELL WAY SEABROOK VIC 3028     | \$830,000 | 15-Jan-25 |
| 17 JOHN AUGUST WALK SEABROOK VIC 3028 | \$840,000 | 02-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: 01 July 2025



**49 MINTARO WAY SEABROOK VIC 3028**

Sold Price

**\$800,000**

Sold Date

**27-Jan-25**

 3

 2

 2

Distance

**0.72km**



**5 COTTERELL WAY SEABROOK VIC 3028**

Sold Price

**\$830,000**

Sold Date

**15-Jan-25**

 3

 2

 2

Distance

**0.9km**



**17 JOHN AUGUST WALK SEABROOK VIC 3028**

Sold Price

**\$840,000**

Sold Date

**02-May-25**

 3

 2

 2

Distance

**0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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