

## 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

2/21 ROSSLYN AVENUE SEAFORD VIC 3198

### 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

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 Jul 2024

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/19 ROSSLYN AVENUE SEAFORD VIC 3198 | \$887,000 | 28-Feb-25 |
| 1/15 LEVUKA STREET SEAFORD VIC 3198  | \$815,000 | 21-Jun-25 |
| 2A MARION STREET SEAFORD VIC 3198    | \$846,000 | 12-Apr-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: 24 July 2025

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**1/19 ROSSLYN AVENUE SEAFORD  
VIC 3198**

Sold Price

**\$887,000**

Sold Date

**28-Feb-25**

 3

 2

 3

Distance

**0.02km**



**1/15 LEVUKA STREET SEAFORD  
VIC 3198**

Sold Price

<sup>RS</sup>

**\$815,000**

Sold Date

**21-Jun-25**

 3

 2

 2

Distance

**0.34km**



**2A MARION STREET SEAFORD VIC  
3198**

Sold Price

<sup>RS</sup>

**\$846,000**

Sold Date

**12-Apr-25**

 3

 2

 2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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