

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

2/82 EAST 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

\$785,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

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

1/8 KEEROK AVENUE SEAFORD VIC 3198	820000	18-Aug-25
1/95 EAST ROAD SEAFORD VIC 3198	917500	14-Jun-25
1D MARTIN STREET SEAFORD VIC 3198	885000	29-Sep-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: 06 October 2025



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**1/8 KEEROK AVENUE SEAFORD
VIC 3198**

3 2 1

Sold Price

820000

Sold Date **18-Aug-25**

Distance **0.22km**



**1/95 EAST ROAD SEAFORD VIC
3198**

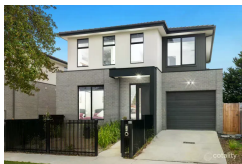
3 2 2

Sold Price

917500

Sold Date **14-Jun-25**

Distance **0.13km**



**1D MARTIN STREET SEAFORD VIC
3198**

4 3 1

Sold Price

^{RS} **885000**

Sold Date **29-Sep-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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