

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

21 Hansen Street, Seaspray Vic 3851

Indicative selling price

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

Single price \$540,000

Median sale price

Median price \$525,000

Property Type House

Suburb Seaspray

Period - From 30/05/2024

to 29/05/2025

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	12 Main Rd SEASPRAY 3851	\$525,000	05/03/2025
2	8 Government Rd SEASPRAY 3851	\$584,000	18/06/2024
3	7 Shoreline Dr SEASPRAY 3851	\$540,000	28/05/2024

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:

30/05/2025 14:25



Property Type: Land
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties



12 Main Rd SEASPRAY 3851 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 05/03/2025
Property Type: House



8 Government Rd SEASPRAY 3851 (VG)

Agent Comments



Price: \$584,000
Method: Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 647 sqm approx



7 Shoreline Dr SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 1033 sqm approx

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