

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

245 Seaspray Road, Longford Vic 3851

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Longford

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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	82 Gerrand Dr LONGFORD 3851	\$552,000	12/11/2024
2	6351 South Gippsland Hwy LONGFORD 3851	\$594,000	24/07/2024
3	7 Killeen Rd LONGFORD 3851	\$600,000	15/07/2024

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:

15/10/2025 16:43



Property Type:
Divorce/Estate/Family Transfers
Land Size: 52324 sqm approx
Agent Comments

Comparable Properties



82 Gerrard Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$552,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 13890 sqm approx



6351 South Gippsland Hwy LONGFORD 3851 (REI)

Agent Comments



Price: \$594,000
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 6800 sqm approx



7 Killeen Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 2060 sqm approx

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