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	245 Seaspray Road, Longford Vic 3851
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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





Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

\$615,000 **Median House Price**

Indicative Selling Price

Year ending September 2025: \$810,000



Property Type:

Divorce/Estate/Family Transfers Land Size: 52324 sqm approx

Agent Comments

Comparable Properties



82 Gerrand Dr LONGFORD 3851 (REI/VG)

Price: \$552,000 Method: Private Sale Date: 12/11/2024 Property Type: House

Land Size: 13890 sqm approx

Agent Comments



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



