

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

3 ALLINGTON PLACE SEABROOK VIC 3028

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Seabrook

Period-from

01 Sep 2024

to

31 Aug 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

6 SPINNINGDALE CLOSE SEABROOK VIC 3028	\$945,000	21-Sep-25
1 BELEURA WAY SEABROOK VIC 3028	\$910,000	25-Mar-24
7 ANCHOR COURT SEABROOK VIC 3028	\$945,000	03-Feb-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: 23 September 2025

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6 SPINNINGDALE CLOSE
SEABROOK VIC 3028

4 2 2

Sold Price ^{RS} \$945,000 Sold Date 21-Sep-25

Distance 0.39km

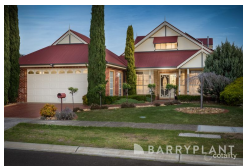


1 BELEURA WAY SEABROOK VIC
3028

4 2 2

Sold Price \$910,000 Sold Date 25-Mar-24

Distance 0.45km



7 ANCHOR COURT SEABROOK VIC
3028

4 2 2

Sold Price \$945,000 Sold Date 03-Feb-25

Distance 0.68km

RS = Recent sale UN = Undisclosed Sale

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