

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 ANCHOR COURT 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Seabrook

Period-from

01 Dec 2024

to

30 Nov 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 THE ROBBINS SEABROOK VIC 3028	\$810,000	19-Aug-25
61 ST ANTHONY COURT SEABROOK VIC 3028	\$800,000	30-Sep-25
54 MINTARO WAY SEABROOK VIC 3028	\$885,000	07-Oct-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: 19 December 2025



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1 THE ROBBINS SEABROOK VIC 3028

3 2 2

Sold Price **\$810,000** Sold Date **19-Aug-25**

Distance **0.73km**



61 ST ANTHONY COURT SEABROOK VIC 3028

3 2 2

Sold Price **\$800,000** Sold Date **30-Sep-25**

Distance **0.48km**



54 MINTARO WAY SEABROOK VIC 3028

3 2 2

Sold Price **\$885,000** Sold Date **07-Oct-25**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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