



# FROG PROPERTY

## Sales & Management

### 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

**30/8 Hannah Street, Seaford VIC 3198**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

**\$590,000**

&

**\$630,000**

### Median sale price

Median price

**\$650,000**

Property type

Unit

Suburb

Seaford

Period - From

01 April 2024

to

31 March 2025

Source

  
**pricefinder**

### 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 six 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
1/83 East Road, Seaford VIC 3198	\$628,000	03/05/2025
2/59 Wells Road, Seaford VIC 3198	\$606,000	09/04/2025
17/1 Young Street, Seaford VIC 3198	\$630,000	30/03/2025

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 six months.~~

This Statement of Information was prepared on: 26 May 2025

[consumer.vic.gov.au](http://consumer.vic.gov.au)

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[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

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