

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

30 Ellen Avenue, Seaspray Vic 3851

Indicative selling price

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

Range between \$299,000

&

\$325,000

Median sale price

Median price \$525,000

Property Type House

Suburb Seaspray

Period - From 09/05/2024

to

08/05/2025

Source Property Data

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 eighteen 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	77 Main Rd SEASPRAY 3851	\$378,000	15/04/2024
2	21 Maffra St THE HONEYSUCKLES 3851	\$280,000	12/12/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

09/05/2025 16:01

Chris Morrison
0351439206
0419381832
cjmorrison@chalmer.com.au

Indicative Selling Price

\$299,000 - \$325,000

Median House Price

09/05/2024 - 08/05/2025: \$525,000



1 Bed 1 Bath 1 Car

Property Type: Land
Land Size: 601 sqm approx
Agent Comments

Comparable Properties



77 Main Rd SEASPRAY 3851 (REI)

Agent Comments

2 Bed 1 Bath 4 Car

Price: \$378,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 738 sqm approx



21 Maffra St THE HONEYSUCKLES 3851 (REI/VG)

Agent Comments

2 Bed 1 Bath 4 Car

Price: \$280,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 725 sqm approx

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 eighteen months.

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