



Real Estate

# STATEMENT OF INFORMATION

4/197-198 NEPEAN HIGHWAY, SEAFORD, VIC 3198

PREPARED BY TAVAB NASHEET, ZED REAL ESTATE, PHONE: 0488 885 669



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/197-198 NEPEAN HIGHWAY, SEAFORD,** 3 1 2

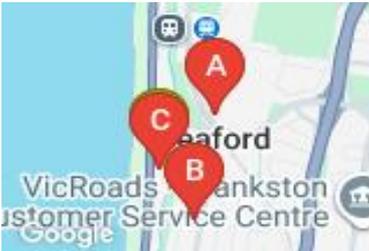
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$748,888 to \$823,777**

Provided by: Tavab Nasheet, Zed Real Estate

## MEDIAN SALE PRICE



### SEAFORD, VIC, 3198

Suburb Median Sale Price (Unit)

**\$746,500**

01 August 2025 to 31 October 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 7A RAILWAY PDE, SEAFORD, VIC 3198

3 2 2

Sale Price

**\*\*\$872,500**

Sale Date: 20/11/2025

Distance from Property: 519m



### 4/1 MORESBY AVE, SEAFORD, VIC 3198

3 2 2

Sale Price

**\*\$1,270,000**

Sale Date: 20/10/2025

Distance from Property: 444m



### 3/199 NEPEAN HWY, SEAFORD, VIC 3198

3 2 2

Sale Price

**\*\$805,000**

Sale Date: 10/10/2025

Distance from Property: 23m



This report has been compiled on 21/11/2025 by Zed Real Estate. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4/197-198 NEPEAN HIGHWAY, SEAFORD, VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$748,888 to \$823,777

### Median sale price

Median price

\$746,500

Property type

Unit

Suburb

SEAFORD

Period

01 August 2025 to 31 October 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

7A RAILWAY PDE, SEAFORD, VIC 3198	**\$872,500	20/11/2025
4/1 MORESBY AVE, SEAFORD, VIC 3198	*\$1,270,000	20/10/2025
3/199 NEPEAN HWY, SEAFORD, VIC 3198	*\$805,000	10/10/2025

This Statement of Information was prepared on:

21/11/2025