



# 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

**6 James 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

**\$920,000**

&

**\$980,000**

### Median sale price

Median price

**\$952,500**

Property type

House

Suburb

Seaford

Period - From

01 November  
2025

to

31 January  
2026

Source



### 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
11 Margaret Avenue, Seaford VIC 3198	\$1,110,000	30/10/2025
2 Shirley Avenue, Seaford VIC 3198	\$1,030,000	09/02/2026
15 Luxton Terrace, Seaford VIC 3198	\$975,000	06/12/2025

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: 19 February 2026

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



PO Box 418 Seaford VIC 3198

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

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