

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

7/117 EAST ROAD SEAFORD VIC 3198

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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2024

to

31 Aug 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

2/31 EAST ROAD SEAFORD VIC 3198	\$555,000	07-May-25
7/177 SEAFORD ROAD SEAFORD VIC 3198	\$582,000	07-Mar-25
1/180 OLD WELLS ROAD SEAFORD VIC 3198	\$575,000	18-Mar-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: 02 September 2025



2/31 EAST ROAD SEAFORD VIC 3198

Sold Price

\$555,000

Sold Date **07-May-25**

 2

 1

 1

Distance

0.76km



7/177 SEAFORD ROAD SEAFORD VIC 3198

Sold Price

\$582,000

Sold Date **07-Mar-25**

 2

 1

 1

Distance

0.84km



1/180 OLD WELLS ROAD SEAFORD VIC 3198

Sold Price

\$575,000

Sold Date **18-Mar-25**

 2

 1

 1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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