

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

7/145 AUSTIN 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2025

to

30 Jun 2026

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

4/137 AUSTIN ROAD SEAFORD VIC 3198	\$745,000	09-Dec-25
3/137 AUSTIN ROAD SEAFORD VIC 3198	\$762,000	22-May-26
6/22 EAST ROAD SEAFORD VIC 3198	\$720,000	31-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: 17 July 2026



4/137 AUSTIN ROAD SEAFORD VIC 3198 Sold Price

\$745,000 Sold Date **09-Dec-25**

 3  1  1

Distance **0.07km**



3/137 AUSTIN ROAD SEAFORD VIC 3198 Sold Price

^{RS} **\$762,000** Sold Date **22-May-26**

 3  1  1

Distance **0.09km**



6/22 EAST ROAD SEAFORD VIC 3198 Sold Price

\$720,000 Sold Date **31-Mar-25**

 3  2  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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