

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

72 CANONBURY CIRCLE SEABROOK VIC 3028

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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,250

Property type

House

Suburb

Seabrook

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

8 SEASIDE CLOSE SEABROOK VIC 3028	\$780,000	05-Mar-25
25 TRUGANINA AVENUE SEABROOK VIC 3028	\$780,000	17-Apr-25
9 SAMUEL EVANS COURT SEABROOK VIC 3028	\$820,000	20-Feb-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: 08 July 2025



8 SEASIDE CLOSE SEABROOK VIC 3028

Sold Price

\$780,000

Sold Date

05-Mar-25



4



2



1

Distance

0.76km



25 TRUGANINA AVENUE SEABROOK VIC 3028

Sold Price

Sold Date

17-Apr-25



3



2



2

Distance

0.57km



9 SAMUEL EVANS COURT SEABROOK VIC 3028

Sold Price

\$820,000

Sold Date

20-Feb-25



3



2



2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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