Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Address Including suburb or locality and postcode 720 Cowwarr-seaton Road, Seaton Vic 3858			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$970,000 & \$995,000			
Median sale price*			
Median price Property Type	Suburb	Seaton	
Period - From to Source	се		
Comparable property sales (*Delete A or B below as applicable)			
A* These are the three properties sold within five kilometres of the property for sale in the last- eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.			
Address of comparable property	Р	rice	Date of sale
1 146 Mustons La HEYFIELD 3858	\$	970,000	28/05/2025
2 52 Bibaringa Ct SEATON 3858	\$	900,000	24/03/2025
3			
OR			
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.			
This Statement of Information was prepared on: 18/11/2025 10:30			
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF			



(2)(b) of the Estate Agents Act 1980.











Property Type: House

Land Size: 55441.982 sgm approx

Agent Comments

Indicative Selling Price \$970,000 - \$995,000 No median price available

Comparable Properties



146 Mustons La HEYFIELD 3858 (REI)

Agent Comments

Price: \$970.000 Method: Private Sale Date: 28/05/2025

Property Type: Rural (All Types) Land Size: 26095 sqm approx



52 Bibaringa Ct SEATON 3858 (VG)

Price: \$900,000

Method: Sale Date: 24/03/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 39100 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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