

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

9 Centre Road, Seaspray Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$575,000

Median sale price

Median price

\$497,500

Property Type

House

Suburb

Seaspray

Period - From

18/09/2024

to

17/09/2025

Source

Property Data

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 18 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
1	12 Main Rd SEASPRAY 3851	\$525,000	05/03/2025
2	8 Government Rd SEASPRAY 3851	\$584,000	18/06/2024
3	7 Shoreline Dr SEASPRAY 3851	\$540,000	28/05/2024

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 18 months.~~

This Statement of Information was prepared on:

18/09/2025 15:58

Sarah Bedggood

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Indicative Selling Price

\$575,000

Median House Price

18/09/2024 - 17/09/2025: \$497,500



Property Type: House (Res)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



12 Main Rd SEASPRAY 3851 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 05/03/2025

Property Type: House



8 Government Rd SEASPRAY 3851 (VG)

Agent Comments



Price: \$584,000

Method: Sale

Date: 18/06/2024

Property Type: House (Res)

Land Size: 647 sqm approx



7 Shoreline Dr SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 1033 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690