

## 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

SEABROOK VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Seabrook

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 11 CANONBURY CIRCLE SEABROOK VIC 3028 | \$750,000 | 11-Dec-25 |
| 72 CANONBURY CIRCLE SEABROOK VIC 3028 | \$760,000 | 18-Jul-25 |
| 1 ROSSCOMMON PLACE SEABROOK VIC 3028  | \$750,000 | 26-Jul-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: 24 July 2026



**11 CANONBURY CIRCLE  
SEABROOK VIC 3028**

 3  1  2

Sold Price **\$750,000** Sold Date **11-Dec-25**

Distance **0.09km**



**72 CANONBURY CIRCLE  
SEABROOK VIC 3028**

 3  2  1

Sold Price **\$760,000** Sold Date **18-Jul-25**

Distance **0.13km**



**1 ROSSCOMMON PLACE  
SEABROOK VIC 3028**

 4  2  2

Sold Price **\$750,000** Sold Date **26-Jul-25**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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