# 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

178 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

### Indicative selling price

Period-from

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

Single Price		or range between	\$595,000	&	\$650,000				
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$822,750	Property type	House	Suburb	Seaford				

30 Jun 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale	
140 SEAFORD ROAD SEAFORD VIC 3198	\$655,000	07-May-25	
9 NEVILLE AVENUE SEAFORD VIC 3198	\$625,000	27-Mar-25	
69 CLAUDE STREET SEAFORD VIC 3198	\$618,000	04-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.

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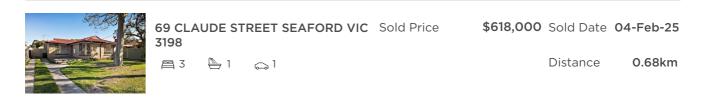
E michelle.stephens@obre.com.au



	140 SEAFORD ROAD SEAFORD VIC Sold Price 3198					<sup>RS</sup> \$655,000 <sup>UN</sup>	Sold Date	07-May-25
City		1	୍ଦ୍ର -				Distance	1.77km



9 NEVILLE AVENUE SEAFORD VIC 3198			Sold Price	\$625,000	Sold Date	27-Mar-25
<b>E</b> 3	1	<b>-</b>			Distance	0.28km



#### RS = Recent sale UN = Undisclosed Sale

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