

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

1 THE ROBBINS 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

\$810,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,250

Property type

House

Suburb

Seabrook

Period-from

01 Aug 2024

to

31 Jul 2025

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

17 JOHN AUGUST WALK SEABROOK VIC 3028	\$840,000	02-May-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: 02 August 2025


**17 JOHN AUGUST WALK
SEABROOK VIC 3028**

 3
  2
  2

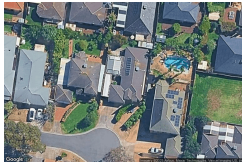
Sold Price

\$840,000

Sold Date

02-May-25

Distance

0.43km

**9 SAMUEL EVANS COURT
SEABROOK VIC 3028**

 3
  2
  2

Sold Price

\$820,000

Sold Date

20-Feb-25

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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