

# 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

12 Centre Road, Seaspray Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$540,000

### Median sale price

Median price

\$500,000

Property Type

House

Suburb

Seaspray

Period - From

02/07/2024

to

01/07/2025

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	7 Shoreline Dr SEASPRAY 3851	\$540,000	28/05/2024
3	23 Davies St SEASPRAY 3851	\$475,000	06/02/2024

**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:

02/07/2025 10:18



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1009 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



**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



**23 Davies St SEASPRAY 3851 (REI/VG)**

**Agent Comments**



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 796 sqm approx

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