

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 ABECKETT STREET SEAFORD VIC 3198

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

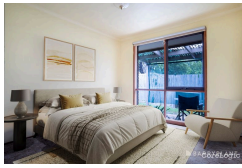
Date of sale

7/177 SEAFORD ROAD SEAFORD VIC 3198	\$582,000	07-Mar-25
6/1 YOUNG STREET SEAFORD VIC 3198	\$552,000	04-Feb-25
6 MADDEN STREET SEAFORD VIC 3198	\$620,000	30-Apr-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: 30 June 2025


**7/177 SEAFORD ROAD SEAFORD
VIC 3198**

 Sold Price **\$582,000** Sold Date **07-Mar-25**
 2  1  1

 Distance **0.58km**

**6/1 YOUNG STREET SEAFORD VIC
3198**

 Sold Price **\$552,000** Sold Date **04-Feb-25**
 2  1  1

 Distance **0.84km**

**6 MADDEN STREET SEAFORD VIC
3198**

 Sold Price **\$620,000** Sold Date **30-Apr-25**
 2  1  2

 Distance **0.03km**
RS = Recent sale **UN** = Undisclosed Sale

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