

# 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 and  
postcode 5 SHORELINE Drive, Seaspray, VIC 3851

### Indicative selling price

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

Single Price \$895,000

### Median sale price

Median price \$475,000 Property Type House Suburb Seaspray (3851)

Period - From 01/07/2024 to 01/07/2025 Source REIV

### Comparable property sales

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
346 SHORELINE DRIVE, GOLDEN BEACH VIC 3851	\$945,000	21/02/2025
8-10 SELLARS STREET, THE HONEYSUCKLES VIC 3851	\$760,000	15/03/2024
49 FORESHORE ROAD, SEASPRAY VIC 3851	\$900,000	08/03/2024

This Statement of Information was prepared on: 03/07/2025