

## 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

20/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2024

to

30 Apr 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 17/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$517,000 | 31-Jan-24 |
| 2/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198  | \$540,000 | 26-Jan-25 |
| 36/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$565,000 | 17-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: 29 May 2025

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**17/99-101 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 1

Sold Price **\$517,000** Sold Date **31-Jan-24**

Distance **0km**



**2/99-101 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 1

Sold Price **\$540,000** Sold Date **26-Jan-25**

Distance **0km**



**36/99-101 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

2 1 -

Sold Price **\$565,000** Sold Date **17-Feb-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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