

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

6/23-29 CATHERINE ROAD 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Seabrook

Period-from

01 Jul 2024

to

30 Jun 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

23/23-29 CATHERINE ROAD SEABROOK VIC 3028	\$550,000	02-Jun-25
4 TENERRIFE CRESCENT POINT COOK VIC 3030	\$585,000	24-Mar-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: 28 July 2025



**23/23-29 CATHERINE ROAD
SEABROOK VIC 3028**

 3  1  1

Sold Price **\$550,000** Sold Date **02-Jun-25**

Distance **0km**



**4 TENERRIFE CRESCENT POINT
COOK VIC 3030**

 3  1  1

Sold Price **\$585,000** Sold Date **24-Mar-25**

Distance **2.69km**

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

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