

## 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

2/2C BELLEVUE CRESCENT 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2024

to

30 Jun 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

10/70 WELLS ROAD SEAFORD VIC 3198	\$605,000	21-Mar-25
3/4 MOLESWORTH STREET SEAFORD VIC 3198	\$620,000	15-Jun-25
28/1 YOUNG STREET SEAFORD VIC 3198	\$617,500	11-Jun-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: 03 July 2025

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**10/70 WELLS ROAD SEAFORD VIC 3198** Sold Price **\$605,000** Sold Date **21-Mar-25**

 2  1  1

Distance **1.55km**



**3/4 MOLESWORTH STREET SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$620,000** Sold Date **15-Jun-25**

 2  2  1

Distance **0.77km**



**28/1 YOUNG STREET SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$617,500** Sold Date **11-Jun-25**

 2  1  1

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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