Harcourts



STATEMENT OF INFORMATION

23 SHORELINE DRIVE, SEASPRAY, VIC 3851

PREPARED BY NATALIE DOWSETT, HARCOURTS CRANBOURNE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 SHORELINE DRIVE, SEASPRAY, VIC

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$470,000 to $517,000**

Provided by: Natalie Dowsett, Harcourts Cranbourne

MEDIAN SALE PRICE



SEASPRAY, VIC, 3851

Suburb Median Sale Price (House)

$482,500

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



32 BEARUP ST, SEASPRAY, VIC 3851

3 1 1

Sale Price

$500,000

Sale Date: 31/10/2024

Distance from Property: 878m

A



55 SHORELINE DR, SEASPRAY, VIC 3851

3 1 -

Sale Price

$460,000

Sale Date: 12/10/2023

Distance from Property: 361m

B



42 ELLEN AVE, SEASPRAY, VIC 3851

2 1 4

Sale Price

$470,000

Sale Date: 11/07/2025

Distance from Property: 864m

C

This report has been compiled on 11/02/2026 by Harcourts Cranbourne. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	23 SHORELINE DRIVE, SEASPRAY, VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$470,000 to $517,000

Median sale price

Median price	$482,500	Property type	House	Suburb	SEASPRAY
Period	01 January 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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
32 BEARUP ST, SEASPRAY, VIC 3851	$500,000	31/10/2024
55 SHORELINE DR, SEASPRAY, VIC 3851	$460,000	12/10/2023
42 ELLEN AVE, SEASPRAY, VIC 3851	$470,000	11/07/2025

This Statement of Information was prepared on: 11/02/2026