Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Noordenne Avenue Seaholme, 3018

Indicative selling price

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

Range between	$1,000,000 & $1,100,000

Median sale price

Median price	$1,172,500	Property Type	HOUSE	Suburb	SEAHOLME
Period - From	13-Nov-2024	to	12-Nov-2025	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	34 NOORDENNE AVENUE SEAHOLME (541m2 original condition)	$960,000	20-Jul-2025
2	30 WATERS DRIVE SEAHOLME (534m2 original condition)	$985,000	20-Aug-2025
3	49 SIMMONS DRIVE SEAHOLME (534m2 renovated condition)	$1,443,000	26-Jul-2025

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