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	10/8-12 BAINBRIDGE AVENUE SEAFORD VIC 3198

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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Seaford
Period-from	01 Nov 2024	to	31 Oct 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
3/8-12 BAINBRIDGE AVENUE SEAFORD VIC 3198	$485,000	02-Aug-25
1/53 BOONONG AVENUE SEAFORD VIC 3198	$540,000	23-Aug-25
21/8 HANNAH STREET SEAFORD VIC 3198	$495,000	12-Apr-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: 20 November 2025

The Agency Admin
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3/8-12 BAINBRIDGE AVENUE SEAFORD VIC 3198

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Sold Price **$485,000** Sold Date **02-Aug-25**

Distance **0km**



1/53 BOONONG AVENUE SEAFORD VIC 3198

2 1 1

Sold Price **$540,000** Sold Date **23-Aug-25**

Distance **0.32km**



21/8 HANNAH STREET SEAFORD VIC 3198

2 1 1

Sold Price **$495,000** Sold Date **12-Apr-25**

Distance **0.7km**

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

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