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<br>Including suburb and postcode | 16 STEPHEN STREET 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 | $745,000 | & | $815,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $853,000 | Property type | House | Suburb | Seaford |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 BENELONG CRESCENT SEAFORD VIC 3198 | $793,000 | 08-Nov-25 |
| 57 HADLEY STREET SEAFORD VIC 3198 | $790,000 | 14-Aug-25 |
| 2 MOOMBA AVENUE SEAFORD VIC 3198 | $780,000 | 16-Aug-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: 02 January 2026

OBrien Real Estate

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**3 BENELONG CRESCENT SEAFORD VIC 3198**
3 1 1

Sold Price RS **$793,000** Sold Date **08-Nov-25**
Distance **1.01km**



**57 HADLEY STREET SEAFORD VIC 3198**
3 1 2

Sold Price **$790,000** Sold Date **14-Aug-25**
Distance **0.87km**



**2 MOOMBA AVENUE SEAFORD VIC 3198**
3 1 1

Sold Price **$780,000** Sold Date **16-Aug-25**
Distance **0.85km**

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

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