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	12a Mona Street, Seaford Vic 3198

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $810,000 Property Type Townhouse Suburb Seaford

Period - From 19/03/2025 to 18/03/2026 Source Property Data

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 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	4/1 Moresby Av SEAFORD 3198	$1,270,000	20/10/2025
2	26a Mitchell St SEAFORD 3198	$1,300,000	28/02/2026
3			

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 six months.

This Statement of Information was prepared on: 19/03/2026 16:29



Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
19/03/2025 - 18/03/2026: $810,000

Comparable Properties

4/1 Moresby Av SEAFORD 3198 (REI)

3 2 2

Agent Comments

Price: $1,270,000
Method:
Date: 20/10/2025
Property Type: Townhouse (Single)



26a Mitchell St SEAFORD 3198 (REI)

4 3 2

Agent Comments

Price: $1,300,000
Method: Private Sale
Date: 28/02/2026
Property Type: House

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 six months.

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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