



# FROG PROPERTY

## Sales & Management

### 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

**2/70 Wells Road, Seaford VIC 3198**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

**\$760,000**

&

**\$800,000**

### Median sale price

Median price

**\$734,000**

Property type

Unit

Suburb

Seaford

Period - From

01 October  
2025

to

31 March  
2026

Source



### 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
1/16 Charles Street, Seaford VIC 3198	\$797,000	01/04/2026
6/5 Kerry Street, Seaford VIC 3198	\$785,000	01/04/2026
2/276 Nepean Highway, Seaford VIC 3198	\$880,000	31/03/2026

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: 15 April 2026

[consumer.vic.gov.au](http://consumer.vic.gov.au)

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[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

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