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	38 Milroy Crescent, Seaford VIC 3198

Indicative selling price

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

Range between $940,000 & $1,000,000

Median sale price

Median price $875,000 Property Type House Suburb Seaford

Period - From 04/08/2025 to 03/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Milroy Crescent Seaford VIC 3198	$1,000,000	18/10/2025
33 Milroy Crescent Seaford VIC 3198	$942,000	06/09/2025
58 Nabilla Avenue, Seaford VIC 3198	$941,000	24/08/2025

This Statement of Information was prepared on: 04/02/2026