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 | 2/276 NEPEAN HIGHWAY 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 | $750,000 | & | $825,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $671,000 | Property type | Unit | Suburb | Seaford |
| Period-from | 01 Mar 2025 | to | 28 Feb 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 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 |
|---|---|---|
| 8/284-285 NEPEAN HIGHWAY SEAFORD VIC 3198 | $791,000 | 07-Feb-26 |
| | | |
| | | |

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: 18 March 2026

OBrien Real Estate

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## 8/284-285 NEPEAN HIGHWAY SEAFORD VIC 3198

3 1 1

Sold Price RS $791,000 Sold Date 07-Feb-26

Distance 0.19km

RS = Recent sale UN = Undisclosed Sale

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