

## 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

2/53 ROSSLYN AVENUE 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

\$785,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Seaford

Period-from

01 Apr 2025

to

31 Mar 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

2/59 KANANOOK AVENUE SEAFORD VIC 3198	\$810,000	27-Apr-25
2/104 FORTESCUE AVENUE SEAFORD VIC 3198	\$860,000	27-Mar-26
126 FORTESCUE AVENUE SEAFORD VIC 3198	\$801,000	15-Mar-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: 22 April 2026

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**2/59 KANANOOK AVENUE  
SEAFORD VIC 3198**

 3  2  2

Sold Price **\$810,000** Sold Date **27-Apr-25**

Distance **0.24km**



**2/104 FORTESCUE AVENUE  
SEAFORD VIC 3198**

 3  2  2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **27-Mar-26**

Distance **0.27km**



**126 FORTESCUE AVENUE  
SEAFORD VIC 3198**

 3  1  1

Sold Price **\$801,000** Sold Date **15-Mar-25**

Distance **0.43km**



**64A KIRKWOOD AVENUE  
SEAFORD VIC 3198**

 3  2  1

Sold Price **\$875,000** Sold Date **24-Oct-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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