

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

3/119 AUSTIN ROAD 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

\$620,000

&

\$680,000

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

| | | |
|---|-----------|-----------|
| 3/33-35 FORTESCUE AVENUE SEAFORD VIC 3198 | \$700,000 | 20-Nov-25 |
| 4/2C BELLEVUE CRESCENT SEAFORD VIC 3198 | \$670,000 | 19-Jan-26 |
| 3/205 AUSTIN ROAD SEAFORD VIC 3198 | \$665,000 | 15-Nov-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: 11 April 2026

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**3/33-35 FORTESCUE AVENUE
SEAFORD VIC 3198**

 2  1  2

Sold Price **\$700,000** Sold Date **20-Nov-25**

Distance **1.42km**



**4/2C BELLEVUE CRESCENT
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$670,000** Sold Date **19-Jan-26**

Distance **1.28km**



**3/205 AUSTIN ROAD SEAFORD
VIC 3198**

 2  1  1

Sold Price **\$665,000** Sold Date **15-Nov-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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