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	81 Kirkwood Avenue, Seaford VIC 3198

Indicative selling price

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

Range between $980,000 & $1,040,000

Median sale price

Median price $900,000 Property Type House Suburb Seaford

Period - From 05/11/2025 to 04/05/2026 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
112 Rosslyn Avenue Seaford VIC 3198	$1,010,000	16/03/2026
12 Kirkwood Avenue Seaford VIC 3198	$1,095,000	25/02/2026
8 Rosslyn Avenue Seaford VIC 3198	$1,015,000	14/01/2026

This Statement of Information was prepared on: 05/05/2026