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	228 Frankston Dandenong Road, Seaford Vic 3198

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $920,000 Property Type House Suburb Seaford

Period - From 14/05/2025 to 13/05/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Glen Alvie St SEAFORD 3198	$770,000	19/12/2025
2	21 Quinn St SEAFORD 3198	$780,000	15/11/2025
3	1 Boston Av SEAFORD 3198	$800,000	28/02/2026

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 six months.~~

This Statement of Information was prepared on: 14/05/2026 12:49

228 Frankston Dandenong Road, Seaford Vic 3198



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
14/05/2025 - 13/05/2026: $920,000

Comparable Properties

12 Glen Alvie St SEAFORD 3198 (REI)

3 1 1

Price: $770,000
Method:
Date: 19/12/2025
Property Type: House

Agent Comments

21 Quinn St SEAFORD 3198 (REI)

4 2 3

Price: $780,000
Method:
Date: 15/11/2025
Property Type: House

Agent Comments



1 Boston Av SEAFORD 3198 (REI/VG)

4 2 4

Price: $800,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 569 sqm approx

Agent Comments

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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