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	3/8 LORNA STREET 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	$640,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$875,000	Property type	Other	Suburb	Seaford
Period-from	01 Feb 2025	to	31 Jan 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
2/9 CARDER AVENUE SEAFORD VIC 3198	$702,500	09-Feb-26
13/70 WELLS ROAD SEAFORD VIC 3198	$720,000	01-Feb-26
4/26 EAST ROAD SEAFORD VIC 3198	$701,000	04-Dec-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: 23 February 2026

OBrien Real Estate

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2/9 CARDER AVENUE SEAFORD VIC 3198

2 1 1

Sold Price RS $702,500 Sold Date **09-Feb-26**

Distance **1.28km**



13/70 WELLS ROAD SEAFORD VIC 3198

2 1 1

Sold Price RS $720,000 Sold Date **01-Feb-26**

Distance **1.4km**



4/26 EAST ROAD SEAFORD VIC 3198

2 2 1

Sold Price RS $701,000 Sold Date **04-Dec-25**

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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