Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 13/11/2026

Property offered for sale

Address
Including suburb and postcode: 12/46-47 Nepean Highway, Seaford Vic 3198

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	3	2	1	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $690,000 & $740,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $667,500 | Property type Unit | Suburb Seaford

Period: from 13/11/2025 to 12/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	5/18 Nepean Hwy SEAFORD 3198		
Sale price	$690,000	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	N/A	N/A

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

In determining the $690,000–$740,000 price range for 12/46-47 Nepean Highway, we have considered the following relevant properties: • 48D Nepean Highway Seaford VIC 3198 – Last Sold on 04 Mar 2026 for $700,000 apartment that is outside the 6 months comparable period but remains relevant as apartments this close to the beach are rare in seaford. • 3/46-47 Nepean Highway Seaford VIC 3198 – Last Sold on 12 Sep 2025 for $670,000. Highest sale in the apartment complex. we believe ours is in a better condition and have superior views of Kananook creek

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a4499d5b36c8ba4973c44ce8b2a57681



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
13/11/2025 - 12/11/2026: $667,500

Comparable Properties

5/18 Nepean Hwy SEAFORD 3198 (REI)

2 1 1

Price: $690,000
Method:
Date: 30/07/2026
Property Type: Unit

Agent Comments

In determining the $690,000–$740,000 price range for 12/46-47 Nepean Highway, we have considered the following relevant properties: • 48D Nepean Highway Seaford VIC 3198 – Last Sold on 04 Mar 2026 for $700,000 apartment that is outside the 6 months comparable period but remains relevant as apartments this close to the beach are rare in seaford. • 3/46-47 Nepean Highway Seaford VIC 3198 – Last Sold on 12 Sep 2025 for $670,000. Highest sale in the apartment complex. we believe ours is in a better condition and have superior views of Kananook creek

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

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