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	43 Molesworth Street, Seaford Vic 3198

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $851,250 Property Type House Suburb Seaford

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	7 Juniper Ct FRANKSTON NORTH 3200	$685,000	23/09/2024
2	11 Jubilee Av SEAFORD 3198	$715,000	15/09/2024
3	36 Molesworth St SEAFORD 3198	$680,000	10/07/2024

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: 08/11/2024 11:56

43 Molesworth Street, Seaford Vic 3198

Amanda Harrison
03 9585 5667
0402 128 801
amandaharrison@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median House Price
Year ending September 2024: $851,250

Comparable Properties



7 Juniper Ct FRANKSTON NORTH 3200 (REI)

4 2 1

Price: $685,000
Method: Sold Before Auction
Date: 23/09/2024
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments



11 Jubilee Av SEAFORD 3198 (REI/VG)

4 2 2

Price: $715,000
Method: Private Sale
Date: 15/09/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



36 Molesworth St SEAFORD 3198 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 762 sqm approx

Agent Comments

Account - Jellis Craig

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