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	18 Benelong Crescent, Seaford VIC 3198

Indicative selling price

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

Range between $795,000 & $850,000

Median sale price

Median price $840,000 Property Type House Suburb Seaford

Period - From 04/08/2024 to 02/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
25 Lucas Crescent Seaford VIC 3198	$842,000	05/10/2024
55 Whimbrel Crescent Carrum Downs VIC 3201	$800,000	21/09/2024

This Statement of Information was prepared on: 04/02/2025