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	7B Rosslyn Avenue, Seaford Vic 3198

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $792,250 Property Type Townhouse Suburb Seaford

Period - From 19/06/2024 to 18/06/2025 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	7a Rosslyn Av SEAFORD 3198	$1,170,000	31/05/2025
2	34a Rosslyn Av SEAFORD 3198	$1,175,000	06/05/2025
3			

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: 19/06/2025 11:06

7B Rosslyn Avenue, Seaford Vic 3198



Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
19/06/2024 - 18/06/2025: $792,250

Comparable Properties



7a Rosslyn Av SEAFORD 3198 (REI)

4 3 2

Agent Comments

Price: $1,170,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



34a Rosslyn Av SEAFORD 3198 (REI)

3 2 2

Agent Comments

Price: $1,175,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 458 sqm approx

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.

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

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