Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/32-34 Seaforth Street, North Shore VIC 3214

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $610,000 Property Type House Suburb North Shore

Period - From 05/11/2024 to 04/05/2025 Source price_finder

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13b Tallis Street Norlane VIC	$395,000	20/11/2024
37 Camellia Crescent Norlane VIC	$390,000	09/12/2024
25 Pettitt Crescent Norlane VIC		13/03/2025

This Statement of Information was prepared on: 05/05/2025