

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

6/115 EAST ROAD SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

3/83 EAST ROAD SEAFORD VIC 3198	\$671,000	03-May-25
12/1 YOUNG STREET SEAFORD VIC 3198	\$700,000	08-May-25
1/25 STAWELL STREET SEAFORD VIC 3198	\$650,000	15-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 04 August 2025



3/83 EAST ROAD SEAFORD VIC 3198

 3  2  2

Sold Price

\$671,000

Sold Date **03-May-25**

Distance **0.25km**



12/1 YOUNG STREET SEAFORD VIC 3198

 3  2  2

Sold Price

\$700,000

Sold Date **08-May-25**

Distance **0.82km**



1/25 STAWELL STREET SEAFORD VIC 3198

 3  2  2

Sold Price

\$650,000

Sold Date **15-Apr-25**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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