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	11/293-294 Nepean Highway, Seaford Vic 3198

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $566,500 Property Type Unit Suburb Seaford

Period - From 03/09/2024 to 02/09/2025 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	4/283 Nepean Hwy SEAFORD 3198	$435,000	26/06/2025
2	3/54 Boonong Av SEAFORD 3198	$440,000	13/06/2025
3	5/298 Nepean Hwy SEAFORD 3198	$435,000	12/05/2025

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: 03/09/2025 09:05



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
03/09/2024 - 02/09/2025: $566,500

Comparable Properties



4/283 Nepean Hwy SEAFORD 3198 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Agent Comments



3/54 Boonong Av SEAFORD 3198 (REI/VG)

2 1 1

Price: $440,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment
Land Size: 593 sqm approx

Agent Comments



5/298 Nepean Hwy SEAFORD 3198 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

Agent Comments

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

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