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<br>Including suburb and postcode | 1/10 MARION STREET 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 | $650,000 | & | $710,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $629,000 | Property type | Unit | Suburb | Seaford |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 |
|---|---|---|
| 2/4 BELLEVUE CRESCENT SEAFORD VIC 3198 | $704,000 | 02-Jul-25 |
| 1 ABECKETT STREET SEAFORD VIC 3198 | $645,100 | 01-Jul-25 |
| 3/374 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198 | $660,000 | 23-Aug-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: 22 September 2025

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**2/4 BELLEVUE CRESCENT SEAFORD VIC 3198**

3 1 1

Sold Price **$704,000** Sold Date **02-Jul-25**

Distance **1.64km**



**1 ABECKETT STREET SEAFORD VIC 3198**

3 1 1

Sold Price **$645,100** Sold Date **01-Jul-25**

Distance **1.25km**



**3/374 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198**

3 2 1

Sold Price RS **$660,000** Sold Date **23-Aug-25**

Distance **1.87km**

**RS** = Recent sale **UN** = Undisclosed Sale

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