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	3 BERRY PLACE 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	$540,000	&	$580,000

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
20/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198	$555,000	11-Jun-25
35/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198	$570,000	14-Jul-25
2/52 CHURCH ROAD CARRUM VIC 3197	$575,000	08-Jul-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: 26 September 2025

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20/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price **$555,000** Sold Date **11-Jun-25**

Distance **0.93km**



35/99-101 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price **$570,000** Sold Date **14-Jul-25**

Distance **0.93km**



2/52 CHURCH ROAD CARRUM VIC 3197

2 1 1

Sold Price **$575,000** Sold Date **08-Jul-25**

Distance **1.15km**

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

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