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	5 Moomba Avenue, Seaford VIC 3198

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $840,000 Property Type House Suburb Seaford

Period - From 28/04/2025 to 27/10/2025 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 six 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
140 Seaford Road Seaford VIC 3198	$670,000	07/05/2025
38 Ballarto Road Frankston North VIC 3200	$640,000	12/07/2025
11 Forest Drive Frankston North VIC 3200	$620,000	01/07/2025

This Statement of Information was prepared on: 28/10/2025