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	4 Ilma Court, Seaford VIC 3198

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $853,000 Property Type House Suburb Seaford

Period - From 06/07/2025 to 05/01/2026 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
37 Park Street Seaford VIC 3198	$1,100,900	08/09/2025
18 Hallifax Street Seaford VIC 3198	$970,000	18/08/2025
13 Arthur Street Seaford VIC 3198	$1,032,000	05/12/2025

This Statement of Information was prepared on: 06/01/2026