

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

1/1 NETHERALL 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

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2025

to

30 Apr 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 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

2/5 WILSON GROVE SEAFORD VIC 3198	\$1,095,000	25-Feb-26
11B KELVIN AVENUE SEAFORD VIC 3198	\$1,200,000	16-May-26
14A HAROLD STREET SEAFORD VIC 3198	\$1,195,000	09-Dec-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 May 2026

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2/5 WILSON GROVE SEAFORD VIC 3198 Sold Price ^{RS} **\$1,095,000** Sold Date **25-Feb-26**
 Distance **0.39km**

3 2 2



11B KELVIN AVENUE SEAFORD VIC 3198 Sold Price ^{RS} **\$1,200,000** Sold Date **16-May-26**
 Distance **1.43km**

4 2 2



14A HAROLD STREET SEAFORD VIC 3198 Sold Price **\$1,195,000** Sold Date **09-Dec-25**
 Distance **1.16km**

4 2 2

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

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