

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

1/2 SUNRAE COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2025

to

30 Jun 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

2/34 CANBERRA STREET CARRUM VIC 3197	\$725,000	21-Jan-26
22B CHURCH ROAD CARRUM VIC 3197	\$725,000	05-Mar-26
1/87 VALETTA STREET CARRUM VIC 3197	\$770,000	17-Mar-26

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: 06 July 2026

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**2/34 CANBERRA STREET CARRUM
VIC 3197**

Sold Price

\$725,000

Sold Date

21-Jan-26

 2

 1

 1

Distance

1.2km



**22B CHURCH ROAD CARRUM VIC
3197**

Sold Price

Sold Date

05-Mar-26

 2

 1

 1

Distance

0.37km



**1/87 VALETTA STREET CARRUM
VIC 3197**

Sold Price

\$770,000

Sold Date

17-Mar-26

 2

 1

 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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