

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

1/20 WELLS ROAD 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

\$500,000

&

\$550,000

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

1/53 BOONONG AVENUE SEAFORD VIC 3198	\$540,000	23-Aug-25
1/5 NEVILLE AVENUE SEAFORD VIC 3198	\$565,000	18-Jun-26
1/10 CARDER AVENUE SEAFORD VIC 3198	\$506,000	12-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: 24 July 2026

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**1/53 BOONONG AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price

\$540,000

Sold Date **23-Aug-25**

Distance

0.06km



**1/5 NEVILLE AVENUE SEAFORD
VIC 3198**

 2  1  1

Sold Price

\$565,000

Sold Date **18-Jun-26**

Distance

0.18km



**1/10 CARDER AVENUE SEAFORD
VIC 3198**

 2  1  1

Sold Price

\$506,000

Sold Date **12-Mar-26**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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