

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 BYRNE LANE SEAHOLME VIC 3018

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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Seaholme

Period-from

01 Mar 2025

to

28 Feb 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

2B ACACIA AVENUE SEAHOLME VIC 3018	\$1,221,000	07-Nov-25
9A SEVES STREET ALTONA VIC 3018	\$1,340,000	28-Nov-25
2C GARDEN GROVE SEAHOLME VIC 3018	\$1,340,000	11-Nov-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: 12 March 2026



2B ACACIA AVENUE SEAHOLME VIC 3018

4 3 1

Sold Price

\$1,221,000

Sold Date **07-Nov-25**

Distance

0.33km



9A SEVES STREET ALTONA VIC 3018

4 3 2

Sold Price

^{RS} **\$1,340,000**

Sold Date **28-Nov-25**

Distance

0.32km



2C GARDEN GROVE SEAHOLME VIC 3018

3 3 1

Sold Price

\$1,340,000

Sold Date **11-Nov-25**

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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