

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 THE ROBBINS SEABROOK VIC 3028

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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Seabrook

Period-from

01 Sep 2025

to

31 Aug 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

57 CANONBURY CIRCLE SEABROOK VIC 3028	\$848,750	30-Jun-26
23 ESTHER COURT SEABROOK VIC 3028	\$860,000	08-Jun-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: 30 September 2026



**57 CANONBURY CIRCLE
SEABROOK VIC 3028**

3 2 2

Sold Price **\$848,750** Sold Date **30-Jun-26**

Distance **0.3km**



23 ESTHER COURT SEABROOK VIC 3028

3 2 2

Sold Price **\$860,000** Sold Date **08-Jun-26**

Distance **0.33km**

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

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