

# 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

11 Armstrongs Road, Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$810,000

&

\$870,000

### Median sale price

Median price

\$885,000

Property Type

House

Suburb

Seaford

Period - From

26/09/2025

to

25/03/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 3 Greaves Court Seaford VIC 3198 | \$870,000 | 09/10/2025   |
|                                  |           |              |
|                                  |           |              |

This Statement of Information was prepared on:

26/03/2026