

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

124 KANANOOK AVENUE 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Seaford

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

89 KANANOOK AVENUE SEAFORD VIC 3198	\$950,000	02-Apr-26
126 KANANOOK AVENUE SEAFORD VIC 3198	\$850,000	18-Aug-26
4 MEREWETHER AVENUE FRANKSTON VIC 3199	\$870,000	25-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: 02 September 2026



89 KANANOOK AVENUE SEAFORD Sold Price **\$950,000** Sold Date **02-Apr-26**
VIC 3198

 3  1  1

Distance **0.46km**



126 KANANOOK AVENUE Sold Price ^{RS} **\$850,000** Sold Date **18-Aug-26**
SEAFORD VIC 3198

 -  -  -

Distance **0.02km**



4 MEREWETHER AVENUE Sold Price **\$870,000** Sold Date **25-Mar-26**
FRANKSTON VIC 3199

 3  1  1

Distance **1.18km**

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

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