

Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

02/10/2026

Property offered for sale

Address
Including suburb and postcode

14 Ellen Avenue, Seaspray Vic 3851

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	3	165	662.21

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$349,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$487,500

Property type

House

Suburb

Seaspray

Period: from

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	55 Main Rd SEASPRAY 3851				
Sale price	\$345,000	Date of sale	09/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	628

Comparable property 2

Address	2 Ellen Av SEASPRAY 3851				
Sale price	\$355,000	Date of sale	20/10/2025		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	3	N/A	574

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

A third comparable property could not be identified due to there not being other properties with sufficient similarities that had sold within the relevant period.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price

Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=65134dfd14b4ac6c40cdaf e8e3b7adcb>



Property Type:

Land Size: 662.21 sqm approx

Agent Comments

Comparable Properties



55 Main Rd SEASPRAY 3851 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 09/06/2026

Property Type: House

Land Size: 628 sqm approx



2 Ellen Av SEASPRAY 3851 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 20/10/2025

Property Type: House

Land Size: 574 sqm approx

A third comparable property could not be identified due to there not being other properties with sufficient similarities that had sold within the relevant period.

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