

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

16 Scott Street, Seaford, Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$870,000

&

\$920,000

Median sale price

Median price

\$890,000

Property type

House

Suburb

Seaford

Period - From

01/07/2025

to

30/06/2026

Source



PropTrack

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 six 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
6 James Street, Seaford, VIC 3198	\$910,000	10/03/2026
6 East Road, Seaford, VIC 3198	\$870,000	14/04/2026
43 Park Street, Seaford, VIC 3198	\$885,000	30/05/2026

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 six months.

This Statement of Information was prepared on: 27/07/2026

Appraisal of Rental Value – 16 Scott Street Seaford

Thank you for allowing Eleven North to provide you with an up to date market analysis for your future property plans.

After careful consideration and study of the current market and economic climate, we believe the rental value of your property rests within \$650 to \$690 per week.

We will strive to achieve a price as close to the top of the range as possible, this will be based on timing and when you are ready to go to market.

Eleven North Property would be thrilled to market and achieve a fantastic result for you. We hope to hear from you soon and discuss how we can help you move forward in reaching your investment goals

Sincerely,

Jane Daddo



Business Development Manager

Licensed Estate Agent

Eleven North