

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

19 Railway Parade, Seaford Vic 3198

Indicative selling price

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

Range between \$690,000

&

\$745,000

Median sale price

Median price \$950,000

Property Type House

Suburb Seaford

Period - From 01/01/2026

to

31/03/2026

Source REIV

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
1	12 Chicquita Av SEAFORD 3198	\$753,000	20/03/2026
2	9 Hadley St SEAFORD 3198	\$690,000	02/02/2026
3	10 Raymond Rd SEAFORD 3198	\$740,000	12/12/2025

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:

16/04/2026 07:01



Property Type: House (Previously Occupied - Detached)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$745,000

Median House Price

March quarter 2026: \$950,000

Comparable Properties



12 Chicquita Av SEAFORD 3198 (REI)

Agent Comments



Price: \$753,000

Method: Private Sale

Date: 20/03/2026

Property Type: House

Land Size: 663 sqm approx



9 Hadley St SEAFORD 3198 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 869 sqm approx

10 Raymond Rd SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 300 sqm approx

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