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

2/25 Holroyd Street, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale p										
Median price	\$790,000	Pro	operty Type	Том	nhouse		Suburb	Seaford		
Period - From	22/04/2024	to	21/04/2025		So	urce	Property	/ Data		

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.

Ade	dress of comparable property	Price	Date of sale
1	1/41 Molesworth St SEAFORD 3198	\$745,000	16/01/2025
2	2/46 Molesworth St SEAFORD 3198	\$720,000	09/01/2025
3	3/3 Barry St SEAFORD 3198	\$715,000	10/12/2024

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:

22/04/2025 20:50







Property Type: Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Townhouse Price 22/04/2024 - 21/04/2025: \$790,000

Comparable Properties

1/41 Molesworth St SEAFORD 3198 (VG)



Price: \$745,000 Method: Sale Date: 16/01/2025 Property Type: Flat/Unit/Apartment (Res)

2/46 Molesworth St SEAFORD 3198 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$720,000 Method: Sale

Date: 09/01/2025 Property Type: Flat/Unit/Apartment (Res)



3/3 Barry St SEAFORD 3198 (REI/VG)

Price: \$715,000 Method: Private Sale Date: 10/12/2024 Property Type: Townhouse (Single)

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501



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