

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 between

\$700,000

&

\$750,000

Median sale price

Median price

\$790,000

Property Type

Townhouse

Suburb

Seaford

Period - From

22/04/2024

to

21/04/2025

Source

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.

	Address 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)

Agent Comments



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

2/46 Molesworth St SEAFORD 3198 (VG)

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)

Agent Comments



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