

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

2/45 BARRY STREET SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

3/153 AUSTIN ROAD SEAFORD VIC 3198	\$640,000	15-May-26
7/31 EAST ROAD SEAFORD VIC 3198	\$615,000	03-May-26
3/119 AUSTIN ROAD SEAFORD VIC 3198	\$665,000	27-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 18 May 2026



3/153 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS} **\$640,000** Sold Date **15-May-26**

 2  1  1

Distance **0.71km**



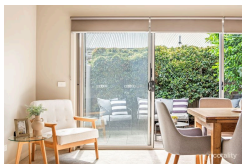
7/31 EAST ROAD SEAFORD VIC 3198

Sold Price

^{RS} **\$615,000** Sold Date **03-May-26**

 2  1  1

Distance **0.96km**



3/119 AUSTIN ROAD SEAFORD VIC 3198

Sold Price

^{RS} **\$665,000** Sold Date **27-Apr-26**

 2  1  1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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