

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

2/5 TI-TREE CRESCENT 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Seaford

Period-from

01 Sep 2025

to

31 Aug 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

7 MOUNTAIN VIEW CRESCENT SEAFORD VIC 3198	\$590,000	13-Jun-26
1/9 FELLOWES STREET SEAFORD VIC 3198	\$632,500	30-May-26
19/1 YOUNG STREET SEAFORD VIC 3198	\$637,500	26-Aug-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: 17 September 2026


**7 MOUNTAIN VIEW CRESCENT
SEAFORD VIC 3198**

 3
  1
  1

Sold Price

^{RS} **\$590,000** Sold Date **13-Jun-26**

Distance **0.13km**

**1/9 FELLOWES STREET SEAFORD
VIC 3198**

 3
  1
  2

Sold Price

^{RS} **\$632,500** Sold Date **30-May-26**

Distance **0.88km**

**19/1 YOUNG STREET SEAFORD VIC
3198**

 3
  1
  2

Sold Price

^{RS} **\$637,500** Sold Date **26-Aug-26**

Distance **1.01km**
RS = Recent sale

UN = Undisclosed Sale

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