

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

2/53 ROSSLYN AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2025

to

28 Feb 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

2/8 KEEROK AVENUE SEAFORD VIC 3198	\$850,000	28-Jan-26
3/264 NEPEAN HIGHWAY SEAFORD VIC 3198	\$890,000	25-Oct-25
64A KIRKWOOD AVENUE SEAFORD VIC 3198	\$875,000	24-Oct-25

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: 14 March 2026

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**2/8 KEEROK AVENUE SEAFORD
VIC 3198**

 3  2  1

Sold Price

^{RS} **\$850,000**

Sold Date

28-Jan-26

Distance

1.87km



**3/264 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  2  3

Sold Price

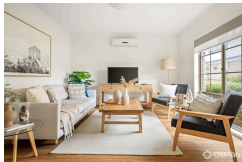
\$890,000

Sold Date

25-Oct-25

Distance

0.67km



**64A KIRKWOOD AVENUE
SEAFORD VIC 3198**

 3  2  1

Sold Price

\$875,000

Sold Date

24-Oct-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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