

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

4/8 WISEWOULD 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

\$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 Jun 2025

to

31 May 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

2/22 KIRKWOOD AVENUE SEAFORD VIC 3198	\$655,000	15-May-26
1/56 KANANOOK AVENUE SEAFORD VIC 3198	\$604,000	03-Mar-26
3/59 WELLS ROAD SEAFORD VIC 3198	\$601,000	28-Mar-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: 01 June 2026

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**2/22 KIRKWOOD AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price

^{RS}

\$655,000

Sold Date

15-May-26

Distance

1.07km



**1/56 KANANOOK AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price

\$604,000

Sold Date

03-Mar-26

Distance

1.06km



**3/59 WELLS ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price

^{RS}

\$601,000

Sold Date

28-Mar-26

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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