



FROG PROPERTY

Sales & Management

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

5/21 Wells Road, 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

\$429,000

or range between

&

Median sale price

Median price

\$683,250

Property type

Unit

Suburb

Seaford

Period - From

01 April 2025

to

31 March 2026

Source



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
3/1-3 BRAEMAR ST, SEAFORD, VIC 3198	\$493,000	09/04/2026
3/10 CARDER AVE, SEAFORD, VIC 3198	\$460,500	25/03/2026
7/9-11 HANNAH ST, SEAFORD, VIC 3198	\$516,500	15/03/2026

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: 03 June 2026

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www.FrogProperty.com.au

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