

# 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

54 Park Street, Seaford VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$840,000

&

\$900,000

### Median sale price

Median price

\$830,000

Property Type

House

Suburb

Seaford

Period - From

02/10/2024

to

01/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
101 Railway Parade Seaford VIC 3198	\$845,000	22/02/2025
30 Larool Crescent Seaford VIC 3198	\$840,000	26/10/2024
25 Galway Street Seaford, VIC 3198	\$890,000	21/03/2025

This Statement of Information was prepared on:

02/04/2025