

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

6 Railway Parade, Seaford VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Seaford

Period - From

24/09/2025

to

23/03/2026

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 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
61 Railway Parade Seaford VIC 3198	\$785,000	02/03/2026
21 Quinn Street Seaford VIC 3198	\$780,000	15/11/2025
10a Attunga Crescent, Seaford VIC 3198	\$770,000	18/10/2025

This Statement of Information was prepared on:

24/03/2026