

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

8/46-47 Nepean Highway, Seaford Vic 3198

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$695,500 Property Type Unit Suburb Seaford

Period - From 01/01/2026 to 31/03/2026 Source REIV

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
1	2/85-86 Nepean Hwy SEAFORD 3198	\$620,000	03/06/2026
2	1/267 Nepean Hwy SEAFORD 3198	\$695,500	25/03/2026
3	2/25 Eel Race Rd CARRUM 3197	\$665,000	20/03/2026

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:

23/06/2026 12:09



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
March quarter 2026: \$695,500

Comparable Properties



2/85-86 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 03/06/2026
Property Type: Unit



1/267 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments



Price: \$695,500
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Single)



2/25 Eel Race Rd CARRUM 3197 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Single)
Land Size: 135 sqm approx

Account - Buxton Stonnington | P: 03 9510 1966



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