

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 MADDEN STREET 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

\$680,000

&

\$845,000

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

2/66 EDWARD STREET LANGWARRIN VIC 3910	\$710,000	18-Feb-26
1/43 FELLOWES STREET SEAFORD VIC 3198	\$655,000	09-Jan-26
24 CANE MEWS SEAFORD VIC 3198	\$655,000	06-Feb-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: 03 June 2026

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**2/66 EDWARD STREET
LANGWARRIN VIC 3910**
 3  1  2

Sold Price

\$710,000

Sold Date

18-Feb-26

Distance

4.91km

**1/43 FELLOWES STREET SEAFORD
VIC 3198**
 3  1  2

Sold Price

\$655,000

Sold Date

09-Jan-26

Distance

0.26km

**24 CANE MEWS SEAFORD VIC
3198**
 3  1  2

Sold Price

Sold Date

06-Feb-26

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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