

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

97 RAILWAY PARADE 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

\$1,595,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Seaford

Period-from

01 Jul 2025

to

30 Jun 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

33 ILMA GROVE BONBEACH VIC 3196	\$1,740,000	12-Jun-26
25A CHURCH ROAD CARRUM VIC 3197	\$1,900,000	27-Mar-26
12 LEWELLIN GROVE CARRUM VIC 3197	\$1,680,000	11-Apr-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: 09 July 2026

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33 ILMA GROVE BONBEACH VIC 3196

Sold Price

^{RS} **\$1,740,000**

Sold Date

12-Jun-26

4 2 2

Distance

2.63km



25A CHURCH ROAD CARRUM VIC 3197

Sold Price

\$1,900,000

Sold Date

27-Mar-26

4 3 2

Distance

1.32km



12 LEWELLIN GROVE CARRUM VIC 3197

Sold Price

\$1,680,000

Sold Date

11-Apr-26

4 3 2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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