

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

3/45 BARRY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Aug 2025

to

31 Jul 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

2/45 BARRY STREET SEAFORD VIC 3198	\$630,000	30-Jun-26
1/9 FELLOWES STREET SEAFORD VIC 3198	\$632,500	30-May-26
2/179 AUSTIN ROAD SEAFORD VIC 3198	\$558,000	16-Jun-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 August 2026


**2/45 BARRY STREET SEAFORD
VIC 3198**

Sold Price

^{RS}
\$630,000

Sold Date

30-Jun-26
 2

 1

 1

Distance

0.01km

**1/9 FELLOWES STREET SEAFORD
VIC 3198**

Sold Price

\$632,500

Sold Date

30-May-26
 3

 1

 2

Distance

0.19km

**2/179 AUSTIN ROAD SEAFORD VIC
3198**

Sold Price

\$558,000

Sold Date

16-Jun-26
 2

 1

 1

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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