

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

34 Ellen Avenue, Seaspray Vic 3851

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$506,500

Property Type House

Suburb Seaspray

Period - From 10/02/2025

to 09/02/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7 Buckley St SEASPRAY 3851	\$450,000	26/11/2025
2	42 Ellen Av SEASPRAY 3851	\$470,000	11/07/2025
3	48 Bearup St SEASPRAY 3851	\$495,000	15/05/2025

OR

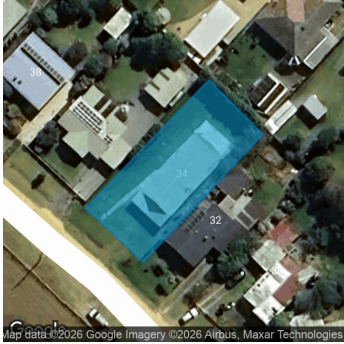
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/02/2026 15:22



Matt Cutler
 03 51444333
 0438356761
 matthewc@chalmer.com.au



Property Type:
 Agent Comments

Indicative Selling Price
 \$475,000
Median House Price
 10/02/2025 - 09/02/2026: \$506,500

Comparable Properties



7 Buckley St SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 758 sqm approx



42 Ellen Av SEASPRAY 3851 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 1067 sqm approx



48 Bearup St SEASPRAY 3851 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 15/05/2025
Property Type: House
Land Size: 598 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.