

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 SPINDRIFT WAY SEABROOK VIC 3028

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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Seabrook

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

8 SEASIDE CLOSE SEABROOK VIC 3028	\$780,000	05-Mar-25
154 SHANE AVENUE SEABROOK VIC 3028	\$817,000	10-Jun-26
72 SEABROOK BOULEVARD SEABROOK VIC 3028	\$807,000	13-Oct-25

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: 14 July 2026

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8 SEASIDE CLOSE SEABROOK VIC 3028

4 2 1

Sold Price

\$780,000

Sold Date

05-Mar-25

Distance

0.37km



154 SHANE AVENUE SEABROOK VIC 3028

4 2 1

Sold Price

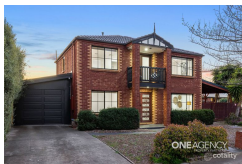
^{RS} **\$817,000**

Sold Date

10-Jun-26

Distance

0.4km



72 SEABROOK BOULEVARD SEABROOK VIC 3028

5 2 2

Sold Price

\$807,000

Sold Date

13-Oct-25

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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