

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

8 Buckley Street, Seaspray Vic 3851

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$497,500

Property Type

House

Suburb

Seaspray

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	10 Buckley St SEASPRAY 3851	\$490,000	29/01/2026
2	7 Buckley St SEASPRAY 3851	\$450,000	26/11/2025
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:

03/06/2026 09:53



Property Type: House

Land Size: 607 sqm approx

Agent Comments

Comparable Properties

10 Buckley St SEASPRAY 3851 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 607 sqm approx



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



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