

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

1 LOUISE COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$899,000

Property type

House

Suburb

Seaford

Period-from

01 Sep 2025

to

31 Aug 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

1 STAWELL STREET SEAFORD VIC 3198	\$720,000	27-Jun-26
29 DOWNS ROAD SEAFORD VIC 3198	\$835,000	01-Aug-26
12 LUCAS CRESCENT SEAFORD VIC 3198	\$821,000	24-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: 18 September 2026


1 STAWELL STREET SEAFORD VIC 3198

Sold Price

\$720,000

Sold Date

27-Jun-26
 3

 1

 1

Distance

1.07km

29 DOWNS ROAD SEAFORD VIC 3198

Sold Price

\$835,000

Sold Date

01-Aug-26
 3

 1

 2

Distance

0.25km

12 LUCAS CRESCENT SEAFORD VIC 3198

Sold Price

\$821,000

Sold Date

24-Jun-26
 3

 1

 2

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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