

# 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

55 Main Road, Seaspray Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

### 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 eighteen 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	2 Ellen Av SEASPRAY 3851	\$355,000	20/10/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

10/02/2026 16:00



**Property Type:** House (Res)

**Land Size:** 735 sqm approx

Agent Comments

## Comparable Properties



**2 Ellen Av SEASPRAY 3851 (REI/VG)**

Agent Comments



**Price:** \$355,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** House

**Land Size:** 574 sqm approx

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 eighteen months.