

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

2/45 BARRY STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2025

to

31 May 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

3/59 WELLS ROAD SEAFORD VIC 3198	\$601,000	28-Mar-26
7/31 EAST ROAD SEAFORD VIC 3198	\$615,000	17-Apr-26
7/9-11 HANNAH STREET SEAFORD VIC 3198	\$516,500	15-Mar-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: 15 June 2026


3/59 WELLS ROAD SEAFORD VIC 3198

Sold Price

^{RS}
\$601,000

Sold Date

28-Mar-26
 2
  1
  1

Distance

0.9km

7/31 EAST ROAD SEAFORD VIC 3198

Sold Price

\$615,000

Sold Date

17-Apr-26
 2
  1
  1

Distance

0.96km

7/9-11 HANNAH STREET SEAFORD VIC 3198

Sold Price

\$516,500

Sold Date

15-Mar-26
 -
  -
  -

Distance

1.77km
RS = Recent sale

UN = Undisclosed Sale

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