



FROG PROPERTY

Sales & Management

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

4 Benton Avenue 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

\$810,000

&

\$860,000

Median sale price

Median price

\$926,250

Property type

House

Suburb

Seaford

Period - From

01 October
2025

to

31 December
2025

Source



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 six 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
31 Levuka Street, Seaford VIC 3198	\$790,000	13/09/2025
10A Attunga Crescent, Seaford VIC 3198	\$770,000	18/10/2025
30 Portland Parade, Seaford VIC 3198	\$920,000	01/10/2025

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 six months.~~

This Statement of Information was prepared on: 21 January 2026

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PO Box 418 Seaford VIC 3198

www.FrogProperty.com.au

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