

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

1/3 Irving Street, Seaspray Vic 3851

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$506,500

Property Type

House

Suburb

Seaspray

Period - From

06/02/2025

to

05/02/2026

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 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	9 Centre Rd SEASPRAY 3851	\$518,000	16/12/2025
2	48 Bearup St SEASPRAY 3851	\$495,000	15/05/2025
3	32 Bearup St SEASPRAY 3851	\$500,000	19/11/2024

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:

06/02/2026 10:16

1/3 Irving Street, Seaspray Vic 3851

Chalmer

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$499,500

Median House Price

06/02/2025 - 05/02/2026: \$506,500



 4  1  1

Property Type: House

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



9 Centre Rd SEASPRAY 3851 (REI/VG)

Agent Comments

 3  2  2

Price: \$518,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 1012 sqm approx



48 Bearup St SEASPRAY 3851 (REI/VG)

Agent Comments

 4  1  -

Price: \$495,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 598 sqm approx



32 Bearup St SEASPRAY 3851 (REI/VG)

Agent Comments

 3  1  1

Price: \$500,000

Method: Private Sale

Date: 19/11/2024

Property Type: House

Land Size: 455 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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