

## 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

1/42A NEPEAN HIGHWAY SEAFORD VIC 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2024

to

30 Nov 2025

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

3/715 NEPEAN HIGHWAY CARRUM VIC 3197	\$945,000	10-Aug-25
6/635 NEPEAN HIGHWAY CARRUM VIC 3197	\$1,010,000	18-Oct-25
3/30 TENNYSON STREET CARRUM VIC 3197	\$1,100,000	26-Oct-25

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: 02 December 2025



**3/715 NEPEAN HIGHWAY CARRUM VIC 3197** Sold Price **\$945,000** Sold Date **10-Aug-25**  
 Distance **0.69km**  
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**6/635 NEPEAN HIGHWAY CARRUM VIC 3197** Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **18-Oct-25**  
 Distance **1.69km**  
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**3/30 TENNYSON STREET CARRUM VIC 3197** Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **26-Oct-25**  
 Distance **1.91km**  
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RS = Recent sale      UN = Undisclosed Sale

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