

## 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

6/5 KERRY STREET 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Seaford

Period-from

01 Feb 2025

to

31 Jan 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

8/46 MOLESWORTH STREET SEAFORD VIC 3198	\$825,000	04-Oct-25
13/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	25-Sep-25
3/23 BARRY STREET SEAFORD VIC 3198	\$770,000	12-Sep-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: 28 February 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**8/46 MOLESWORTH STREET  
SEAFORD VIC 3198**

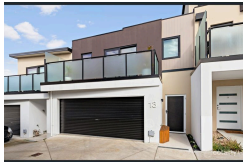
 3  2  2

Sold Price

**\$825,000**

Sold Date **04-Oct-25**

Distance **1.01km**



**13/200-203 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

 3  2  2

Sold Price

**\$800,000**

Sold Date **25-Sep-25**

Distance **1.28km**



**3/23 BARRY STREET SEAFORD VIC  
3198**

 3  2  2

Sold Price

**\$770,000**

Sold Date **12-Sep-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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