

## 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

7/9-11 HANNAH 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

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

Property type

Unit

Suburb

Seaford

Period-from

01 Mar 2025

to

28 Feb 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

6/9 WISEWOULD AVENUE SEAFORD VIC 3198	\$495,000	12-Jan-26
12/275 NEPEAN HIGHWAY SEAFORD VIC 3198	\$495,000	26-Nov-25
1/1-3 BRAEMAR STREET SEAFORD VIC 3198	\$470,000	26-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: 11 March 2026

Jessica Rolfe  
 P 03 9781 6666  
 M 0477 553 233  
 E jessica.rolfe@obrienrealestate.com.au

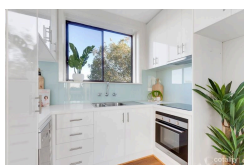


**6/9 WISEWOULD AVENUE  
 SEAFORD VIC 3198**

 2  1  1

Sold Price **\$495,000** Sold Date **12-Jan-26**

Distance **0.74km**



**12/275 NEPEAN HIGHWAY  
 SEAFORD VIC 3198**

 2  1  1

Sold Price Sold Date **26-Nov-25**

Distance **0.97km**



**1/1-3 BRAEMAR STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price **\$470,000** Sold Date **26-Sep-25**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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