

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

2/276 NEPEAN HIGHWAY 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

\$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 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

13/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	25-Sep-25
200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	25-Sep-25
4/180-181 NEPEAN HIGHWAY SEAFORD VIC 3198	\$750,000	14-Nov-25

OR

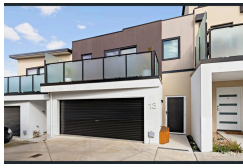
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2026

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

 3  2  2

Sold Price **\$800,000** Sold Date **25-Sep-25**

Distance **1.23km**



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

 3  2  2

Sold Price ^{RS} **\$800,000** Sold Date **25-Sep-25**

Distance **1.23km**



**4/180-181 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 3  2  2

Sold Price ^{RS} **\$750,000** Sold Date **14-Nov-25**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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