



FROG PROPERTY

Sales & Management

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 James Street, 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

\$920,000

&

\$980,000

Median sale price

Median price

\$952,500

Property type

House

Suburb

Seaford

Period - From

01 November
2025

to

31 January
2026

Source


pricefinder

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 six 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
11 Margaret Avenue, Seaford VIC 3198	\$1,110,000	30/10/2025
2 Shirley Avenue, Seaford VIC 3198	\$1,030,000	09/02/2026
15 Luxton Terrace, Seaford VIC 3198	\$975,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on: 19 February 2026

consumer.vic.gov.au

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www.FrogProperty.com.au

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