

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

3/153 AUSTIN ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

2/16 CHICQUITA AVENUE SEAFORD VIC 3198	\$700,000	03-Dec-25
13/70 WELLS ROAD SEAFORD VIC 3198	\$720,000	01-Feb-26
2/18 CHARLES STREET SEAFORD VIC 3198	\$742,000	03-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: 05 February 2026



**2/16 CHICQUITA AVENUE
SEAFORD VIC 3198**

 2  1  1

Sold Price **\$700,000** Sold Date **03-Dec-25**

Distance **0.21km**



**13/70 WELLS ROAD SEAFORD VIC
3198**

 2  1  1

Sold Price ^{RS} **\$720,000** Sold Date **01-Feb-26**

Distance **0.8km**



**2/18 CHARLES STREET SEAFORD
VIC 3198**

 2  1  1

Sold Price **\$742,000** Sold Date **03-Nov-25**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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