

## 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

5 EMANUEL DRIVE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

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

7 FLEMING COURT SEAFORD VIC 3198	\$882,000	20-Jan-26
32 CENTENARY STREET SEAFORD VIC 3198	\$877,000	18-Dec-25
3 HASLAM STREET SEAFORD VIC 3198	\$875,000	04-Oct-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

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**7 FLEMING COURT SEAFORD VIC 3198**

 3  2  3

Sold Price

<sup>RS</sup> **\$882,000**

Sold Date **20-Jan-26**

Distance **0.85km**



**32 CENTENARY STREET SEAFORD VIC 3198**

 3  2  2

Sold Price

<sup>RS</sup> **\$877,000**

Sold Date **18-Dec-25**

Distance **1.23km**



**3 HASLAM STREET SEAFORD VIC 3198**

 3  2  2

Sold Price

**\$875,000**

Sold Date **04-Oct-25**

Distance **1.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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