

## 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

5/6 LORNA 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

\$665,000

&

\$700,000

### 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

4/6 LORNA STREET SEAFORD VIC 3198	\$645,000	10-Sep-24
6/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	\$732,500	19-Aug-24
2/13 SWIFT STREET FRANKSTON VIC 3199	\$662,000	06-Dec-24

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: 04 February 2026



**4/6 LORNA STREET SEAFORD VIC 3198** Sold Price **\$645,000** Sold Date **10-Sep-24**  
 Distance **0km**

2 2 1



**6/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198** Sold Price **\$732,500** Sold Date **19-Aug-24**  
 Distance **1.66km**

2 2 1



**2/13 SWIFT STREET FRANKSTON VIC 3199** Sold Price **\$662,000** Sold Date **06-Dec-24**  
 Distance **1.79km**

2 2 1



**4/26 EAST ROAD SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$701,000** Sold Date **04-Dec-25**  
 Distance **1.86km**

2 2 1

RS = Recent sale      UN = Undisclosed Sale

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