

## 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

15/17 CLAUDE 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

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,000

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

28/8 HANNAH STREET SEAFORD VIC 3198	\$540,000	14-Jan-26
1/30 HADLEY STREET SEAFORD VIC 3198	\$535,000	03-Dec-25
4/20 WELLS ROAD SEAFORD VIC 3198	\$525,000	12-Jan-26

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: 16 March 2026



**28/8 HANNAH STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price **\$540,000** Sold Date **14-Jan-26**

Distance **0.2km**



**1/30 HADLEY STREET SEAFORD  
 VIC 3198**

 2  1  1

Sold Price **\$535,000** Sold Date **03-Dec-25**

Distance **0.25km**



**4/20 WELLS ROAD SEAFORD VIC  
 3198**

 2  1  1

Sold Price **\$525,000** Sold Date **12-Jan-26**

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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