

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

9 Shirley Avenue, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$950,000

Property Type House

Suburb Seaford

Period - From 01/01/2026

to

31/03/2026

Source REIV

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
1	19 Armstrongs Rd SEAFORD 3198	\$972,500	18/04/2026
2	32 Clovelly Pde SEAFORD 3198	\$1,030,000	09/03/2026
3	2 Shirley Av SEAFORD 3198	\$1,030,000	09/02/2026

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:

29/06/2026 11:30



 3  1  4

Rooms: 4

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



19 Armstrongs Rd SEAFORD 3198 (REI/VG)

Agent Comments

 4  2  2

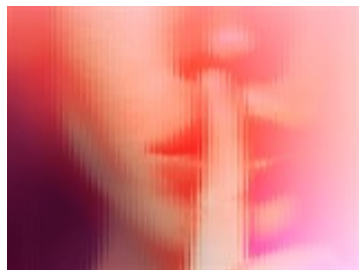
Price: \$972,500

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 430 sqm approx



32 Clovelly Pde SEAFORD 3198 (REI)

Agent Comments

 3  1  2

Price: \$1,030,000

Method: Private Sale

Date: 09/03/2026

Property Type: House

Land Size: 604 sqm approx



2 Shirley Av SEAFORD 3198 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,030,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 684 sqm approx