

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

2/16 CHICQUITA AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2024

to

31 Oct 2025

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

27 BARRY STREET SEAFORD VIC 3198	\$650,000	07-Sep-25
2/18 CHARLES STREET SEAFORD VIC 3198	-	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: 14 November 2025

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27 BARRY STREET SEAFORD VIC 3198

Sold Price

\$650,000

Sold Date **07-Sep-25**

 2

 1

 1

Distance

0.66km



2/18 CHARLES STREET SEAFORD VIC 3198

Sold Price

^{RS} ^{UN}
-

Sold Date **03-Nov-25**

 2

 1

 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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