

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

28/8 HANNAH STREET 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Seaford

Period-from

01 Jan 2025

to

31 Dec 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

11/1-3 SKYE ROAD FRANKSTON VIC 3199	\$520,000	02-Sep-25
2/31-33 FELLOWES STREET SEAFORD VIC 3198	\$565,000	14-Aug-25
2/274 NEPEAN HIGHWAY SEAFORD VIC 3198	\$530,000	14-Jul-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 January 2026

Daniel Gatt

M 0422 897 240

E daniel.g@obre.com.au



**11/1-3 SKYE ROAD FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$520,000

Sold Date **02-Sep-25**

Distance **0.69km**



**2/31-33 FELLOWES STREET
SEAFORD VIC 3198**

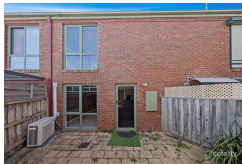
 2  1  1

Sold Price

\$565,000

Sold Date **14-Aug-25**

Distance **1.51km**



**2/274 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 2  1  1

Sold Price

\$530,000

Sold Date **14-Jul-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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