

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Oct 2024

to

30 Sep 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

2/274 NEPEAN HIGHWAY SEAFORD VIC 3198	\$530,000	30-Jul-25
7/274 NEPEAN HIGHWAY SEAFORD VIC 3198	\$575,000	16-Apr-25
5/7-9 WEBB STREET SEAFORD VIC 3198	\$601,000	02-Aug-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 October 2025



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

 2  1  1

Sold Price

^{RS}

\$530,000

Sold Date

30-Jul-25

Distance

0.98km



**7/274 NEPEAN HIGHWAY
SEAFORD VIC 3198**

 2  1  2

Sold Price

\$575,000

Sold Date

16-Apr-25

Distance

0.98km



5/7-9 WEBB STREET SEAFORD VIC 3198

 2  1  1

Sold Price

\$601,000

Sold Date

02-Aug-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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