

## 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

48D NEPEAN HIGHWAY 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

or range  
between

\$685,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2024

to

30 Nov 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

Address of comparable property	Price	Date of sale
2/44-45 NEPEAN HIGHWAY SEAFORD VIC 3198	\$740,000	08-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: 01 December 2025

Chris Ristevski

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E [chris.ristevski@obrienrealestate.com.au](mailto:chris.ristevski@obrienrealestate.com.au)**2/44-45 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

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Sold Price

RS

**\$740,000**

Sold Date

**08-Nov-25**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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