

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

1 LOUISE COURT 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Seaford

Period-from

01 Feb 2025

to

31 Jan 2026

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

3 BENELONG CRESCENT SEAFORD VIC 3198	\$793,000	08-Nov-25
19A WEBB STREET SEAFORD VIC 3198	\$830,000	14-Dec-25
13 TALDRA CRESCENT SEAFORD VIC 3198	\$870,000	26-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: 23 February 2026



3 BENELONG CRESCENT SEAFORD VIC 3198 Sold Price **\$793,000** Sold Date **08-Nov-25**

3 1 1

Distance **0.65km**



19A WEBB STREET SEAFORD VIC 3198 Sold Price **\$830,000** Sold Date **14-Dec-25**

3 2 2

Distance **1.16km**



13 TALDRA CRESCENT SEAFORD VIC 3198 Sold Price **\$870,000** Sold Date **26-Aug-25**

3 1 -

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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