

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 LEICESTER SQUARE SEAHOLME VIC 3018

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Seaholme

Period-from

01 Aug 2025

to

31 Jul 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

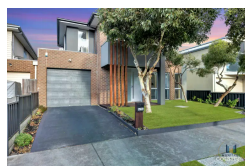
Date of sale

1/14 MILLERS ROAD SEAHOLME VIC 3018	\$1,156,000	01-Apr-26
2/6 RAILWAY STREET SOUTH ALTONA VIC 3018	\$920,000	15-Jun-26
4/34 CURLEW AVENUE ALTONA VIC 3018	\$930,000	13-Jun-26

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: 11 August 2026



**1/14 MILLERS ROAD SEAHOLME
VIC 3018**

3 2 1

Sold Price

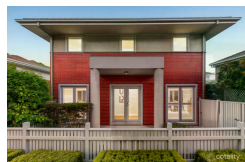
\$1,156,000

Sold Date

01-Apr-26

Distance

0.61km



**2/6 RAILWAY STREET SOUTH
ALTONA VIC 3018**

3 2 2

Sold Price

\$920,000

Sold Date

15-Jun-26

Distance

0.64km



**4/34 CURLEW AVENUE ALTONA
VIC 3018**

4 2 2

Sold Price

^{RS} **\$930,000** ^{UN}

Sold Date

13-Jun-26

Distance

2.73km

RS = Recent sale

UN = Undisclosed Sale

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