

## 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

3 ANCHOR COURT SEABROOK VIC 3028

### 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Seabrook

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1 THE ROBBINS SEABROOK VIC 3028       | \$810,000 | 19-Aug-25 |
| 61 ST ANTHONY COURT SEABROOK VIC 3028 | \$800,000 | 30-Sep-25 |
| 54 MINTARO WAY SEABROOK VIC 3028      | \$885,000 | 07-Oct-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: 19 December 2025



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**1 THE ROBBINS SEABROOK VIC 3028**

3 2 2

Sold Price **\$810,000** Sold Date **19-Aug-25**

Distance **0.73km**



**61 ST ANTHONY COURT SEABROOK VIC 3028**

3 2 2

Sold Price **\$800,000** Sold Date **30-Sep-25**

Distance **0.48km**



**54 MINTARO WAY SEABROOK VIC 3028**

3 2 2

Sold Price **\$885,000** Sold Date **07-Oct-25**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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