

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

4 MONA 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

\$915,000

&

\$1,005,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,250

Property type

House

Suburb

Seaford

Period-from

01 May 2025

to

30 Apr 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

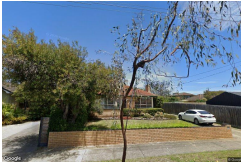
Date of sale

2 SHIRLEY AVENUE SEAFORD VIC 3198	\$1,030,000	09-Feb-26
6 JAMES STREET SEAFORD VIC 3198	\$910,000	10-Mar-26
37 SCOTT STREET SEAFORD VIC 3198	\$940,000	01-Dec-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: 11 May 2026



2 SHIRLEY AVENUE SEAFORD VIC 3198

 3
  1
  2

Sold Price

\$1,030,000

Sold Date

09-Feb-26

Distance

0.21km



6 JAMES STREET SEAFORD VIC 3198

 3
  1
  1

Sold Price

\$910,000

Sold Date

10-Mar-26

Distance

0.21km



37 SCOTT STREET SEAFORD VIC 3198

 5
  1
  2

Sold Price

\$940,000

Sold Date

01-Dec-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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