

# 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

3/10 Carder Avenue, Seaford, Vic 3198

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price

\$701,750

Property type

Unit

Suburb

Seaford

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

### 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 six 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
6/9 Wisewould Avenue, Seaford, VIC 3198	\$495,000	12/01/2026
11/293-294 Nepean Highway, Seaford, VIC 3198	\$450,000	24/09/2025
3/297 Nepean Highway, Seaford, VIC 3198	\$490,000	17/12/2025

**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 six months.~~

This Statement of Information was prepared on: 02/03/2026