

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
1/10 CARDER AVENUE 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 \$470,000 & \$510,000

Median sale price

(*Delete house or unit as applicable)

| | | |
|--|---|--------------------------------------|
| Median Price <input type="text"/> | Property type <input type="text"/> Unit | Suburb <input type="text"/> Seaford |
| Period-from <input type="text"/> 01 Jan 2025 | to <input type="text"/> 31 Dec 2025 | Source <input type="text"/> 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 |
|---|-----------|--------------|
| 3/8-12 BAINBRIDGE AVENUE SEAFORD VIC 3198 | \$485,000 | 02-Aug-25 |
| 3/297 NEPEAN HIGHWAY SEAFORD VIC 3198 | \$490,000 | 17-Dec-25 |
| 1/1 CASCADE STREET FRANKSTON VIC 3199 | \$488,000 | 03-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: 08 January 2026



**3/8-12 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

2 1 1

Sold Price

\$485,000 Sold Date **02-Aug-25**

Distance **0.18km**



**3/297 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 1

Sold Price

RS \$490,000 Sold Date **17-Dec-25**

Distance **0.45km**



**1/1 CASCADE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

\$488,000 Sold Date **03-Aug-25**

Distance **0.72km**

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

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