

## 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

4/10 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jun 2025

to

31 May 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

1/10 CARDER AVENUE SEAFORD VIC 3198	\$506,000	12-Mar-26
3/1-3 BRAEMAR STREET SEAFORD VIC 3198	\$493,000	09-Apr-26
6/9 WISEWOULD AVENUE SEAFORD VIC 3198	\$495,000	12-Jan-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: 09 June 2026


**1/10 CARDER AVENUE SEAFORD  
VIC 3198**

Sold Price

**\$506,000**

Sold Date

**12-Mar-26**
 2
  1
  1

Distance

**0km**

**3/1-3 BRAEMAR STREET SEAFORD  
VIC 3198**

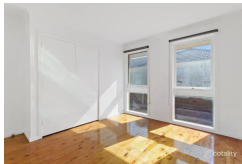
Sold Price

**\$493,000**

Sold Date

**09-Apr-26**
 2
  1
  1

Distance

**0.99km**

**6/9 WISEWOULD AVENUE  
SEAFORD VIC 3198**

Sold Price

**\$495,000**

Sold Date

**12-Jan-26**
 2
  1
  1

Distance

**0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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