

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

49 Walter Street, Seddon Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Seddon

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	64 Charles St SEDDON 3011	\$983,000	22/01/2026
2	9 Admiral St SEDDON 3011	\$855,000	10/11/2025
3	42 Hotham St SEDDON 3011	\$927,500	16/10/2025

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:

16/02/2026 15:36



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2025: \$1,090,000

Comparable Properties



64 Charles St SEDDON 3011 (REI)

Agent Comments



Price: \$983,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 251 sqm approx



9 Admiral St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 214 sqm approx



42 Hotham St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$927,500
Method: Auction Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 245 sqm approx

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