

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

1/30 SYDENHAM STREET SEDDON VIC 3011

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,000

Property type

House

Suburb

Seddon

Period-from

01 Feb 2025

to

31 Jan 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

1/26 EMMA STREET SEDDON VIC 3011	\$1,020,000	06-Nov-25
3/38 GEELONG ROAD FOOTSCRAY VIC 3011	\$910,000	29-Dec-25
2/13 BELLAIRS AVENUE SEDDON VIC 3011	\$981,000	14-Feb-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: 16 February 2026

**1/26 EMMA STREET SEDDON VIC
3011**Sold Price **\$1,020,000** Sold Date **06-Nov-25**

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Distance **0.39km****3/38 GEELONG ROAD FOOTSCRAY
VIC 3011**Sold Price **\$910,000** Sold Date **29-Dec-25**

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Distance **1.14km****2/13 BELLAIRS AVENUE SEDDON
VIC 3011**Sold Price ^{RS} **\$981,000** Sold Date **14-Feb-26**

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Distance **1.14km****RS** = Recent sale **UN** = Undisclosed Sale

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