

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

2/30 Sydenham Street, Seddon Vic 3011

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$900,000 Property Type Townhouse Suburb Seddon

Period - From 07/02/2025 to 06/02/2026 Source Property Data

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	1/17 Dove St WEST FOOTSCRAY 3012	\$750,000	13/12/2025
2	1b Cuming St YARRAVILLE 3013	\$796,000	29/11/2025
3	17 Newman Dr FOOTSCRAY 3011	\$751,000	11/10/2025

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:

07/02/2026 13:40



2 1 1

Rooms: 3
Property Type: Townhouse (Single)
Land Size: 117 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Townhouse Price
 07/02/2025 - 06/02/2026: \$900,000

Comparable Properties



1/17 Dove St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 -

Price: \$750,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Single)



1b Cuming St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$796,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit



17 Newman Dr FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$751,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000