

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

74 Station Road, Seddon Vic 3011

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,115,000 Property Type House Suburb Seddon

Period - From 01/01/2025 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	17/11 Berry St YARRAVILLE 3013	\$1,070,000	17/12/2025
2	2/13 Urwin St YARRAVILLE 3013	\$1,065,000	11/12/2025
3	1a Dawson Av FOOTSCRAY 3011	\$1,130,000	05/12/2025

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:

03/03/2026 14:45

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 3  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2025: \$1,115,000

Comparable Properties



17/11 Berry St YARRAVILLE 3013 (VG)

Agent Comments

 3  -  -

Price: \$1,070,000
Method: Sale
Date: 17/12/2025
Property Type: House - Attached House N.E.C.
Land Size: 168 sqm approx



2/13 Urwin St YARRAVILLE 3013 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,065,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: Townhouse (Res)
Land Size: 224 sqm approx



1a Dawson Av FOOTSCRAY 3011 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,130,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Single)
Land Size: 243 sqm approx

Account - Whitefox Real Estate | P: 96459699



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