

# 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

3 THOMSON STREET SEDDON VIC 3011

### 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

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,088,750

Property type

House

Suburb

Seddon

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

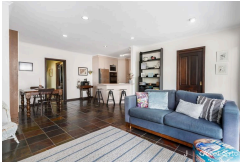
Date of sale

94 GAMON STREET YARRAVILLE VIC 3013	\$1,765,000	06-Jan-25
147 EMPRESS AVENUE KINGSVILLE VIC 3012	\$1,690,000	15-Mar-25
53 BELLAIRS AVENUE YARRAVILLE VIC 3013	\$1,790,000	09-Nov-24

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: 18 March 2025



## 94 GAMON STREET YARRAVILLE VIC 3013

Sold Price

**\$1,765,000**

Sold Date

**06-Jan-25**

 3

 1

 -

Distance

**0.33km**



## 147 EMPRESS AVENUE KINGSVILLE VIC 3012

Sold Price

<sup>RS</sup>

**\$1,690,000**

Sold Date

**15-Mar-25**

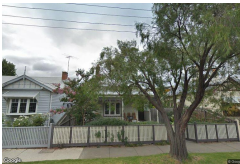
 4

 2

 -

Distance

**1.02km**



## 53 BELLAIRS AVENUE YARRAVILLE VIC 3013

Sold Price

**\$1,790,000**

Sold Date

**09-Nov-24**

 4

 2

 1

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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