

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

16b Henry Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,140,000 Property Type House Suburb Seddon

Period - From 14/02/2024 to 13/02/2025 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	3/2 Bilston St SEDDON 3011	\$1,111,000	04/02/2025
2	116 Williamstown Rd KINGSVILLE 3012	\$1,225,000	16/01/2025
3	22/37 Stephen St YARRAVILLE 3013	\$1,150,000	04/12/2024

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:

14/02/2025 09:16



3 2 1

Rooms: 5
Property Type: House
Land Size: 188 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
14/02/2024 - 13/02/2025: \$1,140,000

Comparable Properties



3/2 Bilston St SEDDON 3011 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,111,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)



116 Williamstown Rd KINGSVILLE 3012 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,225,000
Method: Private Sale
Date: 16/01/2025
Property Type: House



22/37 Stephen St YARRAVILLE 3013 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 261 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000