

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

5 Hobbs Street, Seddon Vic 3011

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Seddon

Period - From

15/03/2024

to

14/03/2025

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 | 9 Hotham St SEDDON 3011 | \$1,540,000 | 01/03/2025 |
| 2 | | | |
| 3 | | | |

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:

15/03/2025 16:02



3 1 2

Rooms: 4
Property Type: House
Land Size: 322 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,550,000
Median House Price
15/03/2024 - 14/03/2025: \$1,125,000

Comparable Properties



9 Hotham St SEDDON 3011 (REI)

[Agent Comments](#)

2 2 2

Price: \$1,540,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 414 sqm approx

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.