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 | 16 Alexander Street, Seddon Vic 3011 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$1,070,000

Median sale price

| Median price \$1,165 | ,000 Pro | operty Type | louse | Suburb | Seddon |
|-----------------------|----------|-------------|-------|-----------|--------|
| Period - From 01/04/2 | 2024 to | 31/03/2025 | So | urce 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

| 1 | 8 Kingston St YARRAVILLE 3013 | \$1,050,000 | 10/04/2025 |
|---|-------------------------------|-------------|------------|
| 2 | 13 Cowper St FOOTSCRAY 3011 | \$1,090,000 | 09/04/2025 |
| 3 | 48 Windsor St SEDDON 3011 | \$1,050,000 | 29/03/2025 |

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: | 01/05/2025 13:32 |
|--|------------------|



Date of sale







Rooms: 4

Property Type: House (Res) **Land Size:** 281 sqm approx

Agent Comments

Indicative Selling Price \$1,070,000 Median House Price Year ending March 2025: \$1,165,000

Comparable Properties



8 Kingston St YARRAVILLE 3013 (REI)

3

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Price: \$1,050,000 Method: Private Sale Date: 10/04/2025 Property Type: House **Agent Comments**



13 Cowper St FOOTSCRAY 3011 (REI)

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3

7

Price: \$1,090,000 Method: Private Sale Date: 09/04/2025 Property Type: House

Land Size: 263 sqm approx

Agent Comments



48 Windsor St SEDDON 3011 (REI)

2

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1

A)

Price: \$1,050,000

Method: Sold Before Auction

Date: 29/03/2025

Property Type: House (Res) **Land Size:** 228 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000





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