

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

16 Browning Street, Seddon Vic 3011

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Seddon

Period - From 01/04/2026 to 30/06/2026 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	193 Williamstown Rd YARRAVILLE 3013	\$700,000	25/07/2026
2	20 Waratah St WEST FOOTSCRAY 3012	\$760,000	23/05/2026
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:

24/09/2026 16:17



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2026: \$1,150,000

Comparable Properties



193 Williamstown Rd YARRAVILLE 3013 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Land (Res)
Land Size: 371 sqm approx



20 Waratah St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 681 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.

Account - Jas Stephens - Yarraville | P: 03 93169000



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