

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

23/294 NICHOLSON STREET SEDDON VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

Unit

Suburb

Seddon

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

4/35 PRINCESS STREET YARRAVILLE VIC 3013	\$359,000	21-Mar-25
1/294 NICHOLSON STREET SEDDON VIC 3011	\$337,000	15-Jul-25

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: 09 September 2025



4/35 PRINCESS STREET
YARRAVILLE VIC 3013

 1  1  1

Sold Price **\$359,000** Sold Date **21-Mar-25**

Distance **0.3km**



1/294 NICHOLSON STREET
SEDDON VIC 3011

 1  1  1

Sold Price **\$337,000** Sold Date **15-Jul-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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