

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

3 THOMSON 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

or range
between

\$1,750,000

&

\$1,825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Seddon

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

9 MACKAY STREET YARRAVILLE VIC 3013

\$1,830,000

12-Apr-25

94 GAMON STREET YARRAVILLE VIC 3013

\$1,765,000

06-Jan-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: 06 May 2025



**9 MACKAY STREET YARRAVILLE
VIC 3013**

4 2 1

Sold Price

^{RS}

\$1,830,000

Sold Date

12-Apr-25

Distance

0.21km



**94 GAMON STREET YARRAVILLE
VIC 3013**

3 1 -

Sold Price

\$1,765,000

Sold Date

06-Jan-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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