

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

38 Walter Street, Seddon Vic 3011

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Seddon

Period - From 01/01/2025

to 31/03/2025

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	86 Francis St YARRAVILLE 3013	\$1,085,000	12/04/2025
2	8 Kingston St YARRAVILLE 3013	\$1,050,000	10/04/2025
3	13 Cowper St FOOTSCRAY 3011	\$1,090,000	09/04/2025

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:

07/05/2025 09:22

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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
March quarter 2025: \$1,225,000

Comparable Properties



86 Francis St YARRAVILLE 3013 (REI)

Agent Comments

3 2 -

Price: \$1,085,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)



8 Kingston St YARRAVILLE 3013 (REI)

Agent Comments

3 1 1

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



13 Cowper St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 2

Price: \$1,090,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 263 sqm approx

Account - Whitefox Real Estate | P: 96459699



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