Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,225,000	Pro	perty 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

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



Date of sale

WHITEFOX

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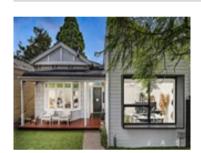




Property Type: House (Res) **Agent Comments**

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)

Price: \$1,085,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res)

Agent Comments



8 Kingston St YARRAVILLE 3013 (REI)

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



Agent Comments





13 Cowper St FOOTSCRAY 3011 (REI)

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



Agent Comments

Account - Whitefox Real Estate | P: 96459699



