

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

5 Bourke Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Seddon

Period - From 18/12/2024 to 17/12/2025 Source Property Data

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	12 Bell St SEDDON 3011	\$1,250,000	04/12/2025
2	6 Gladstone St YARRAVILLE 3013	\$1,208,000	01/12/2025
3	8 Deakin St YARRAVILLE 3013	\$1,182,000	24/11/2025

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: 18/12/2025 17:00



3 bedrooms, 1 bathroom, 0 cars

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

18/12/2024 - 17/12/2025: \$1,100,000

Comparable Properties



12 Bell St SEDDON 3011 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 0 cars

Price: \$1,250,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)



6 Gladstone St YARRAVILLE 3013 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 1 car

Price: \$1,208,000

Method: Sold Before Auction

Date: 01/12/2025

Property Type: House (Res)



8 Deakin St YARRAVILLE 3013 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 0 cars

Price: \$1,182,000

Method: Sold Before Auction

Date: 24/11/2025

Property Type: House (Res)

Land Size: 229 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000