

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

52 Station Road, Seville Vic 3139

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Seville

Period - From

01/04/2024

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	46a Seymour St SEVILLE 3139	\$790,000	30/01/2025
2	7 Norman Berry Dr SEVILLE 3139	\$830,000	21/01/2025
3	30a Old Warburton Rd SEVILLE 3139	\$835,000	21/11/2024

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:

06/05/2025 16:15



 3  2  3

Property Type: House
Land Size: 943 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median House Price
Year ending March 2025: \$835,000

Comparable Properties



46a Seymour St SEVILLE 3139 (REI/VG)

Agent Comments

 4  2  3

Price: \$790,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 382 sqm approx



7 Norman Berry Dr SEVILLE 3139 (REI/VG)

Agent Comments

 3  2  4

Price: \$830,000
Method: Private Sale
Date: 21/01/2025
Property Type: House
Land Size: 891 sqm approx



30a Old Warburton Rd SEVILLE 3139 (REI/VG)

Agent Comments

 4  3  1

Price: \$835,000
Method: Private Sale
Date: 21/11/2024
Property Type: Townhouse (Single)
Land Size: 550 sqm approx