

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

539 QUEENS ROAD, SEVILLE, VIC 3139

Indicative selling price

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

Price Range: \$1,800,000 to \$1,950,000

Median sale price

Median price \$910,000 Property type House Suburb SEVILLE

Period - From 01/10/2024 to 30/09/2025 Source pricefinder

Comparable property sales

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) 260 VICTORIA RD, WANDIN NORTH, VIC 3139	\$1,922,500	30/06/2025
2) 44 MONBULK SEVILLE RD, SEVILLE, VIC 3139	\$1,800,000	13/06/2025
3) 60 OLD BAKER RD, WANDIN EAST, VIC 3139	\$2,120,000	14/03/2025

This Statement of Information was prepared on: 03/12/2025

