

## 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

74A WINDSOR STREET SEDDON VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,425,000

&

\$1,475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,088,750

Property type

House

Suburb

Seddon

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

95 VICTORIA STREET SEDDON VIC 3011	\$1,550,000	16-Jul-25
5 HOBBS STREET SEDDON VIC 3011	\$1,440,000	24-Apr-25
90 PAISLEY STREET FOOTSCRAY VIC 3011	\$1,460,000	11-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 19 August 2025



**95 VICTORIA STREET SEDDON VIC 3011**

Sold Price

<sup>RS</sup>

**\$1,550,000**

Sold Date

**16-Jul-25**



4



2



1

Distance

**0.12km**



**5 HOBBS STREET SEDDON VIC 3011**

Sold Price

**\$1,440,000**

Sold Date

**24-Apr-25**



3



1



1

Distance

**0.48km**



**90 PAISLEY STREET FOOTSCRAY VIC 3011**

Sold Price

<sup>RS</sup>

**\$1,460,000**

Sold Date

**11-Jul-25**



4



2



2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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