

# 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

50 Alexander 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)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,165,000

Property Type House

Suburb Seddon

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	41 Hamilton St SEDDON 3011	\$1,100,000	03/06/2025
2	40 Seddon St SEDDON 3011	\$1,135,000	05/04/2025
3	16 Alexander St SEDDON 3011	\$1,070,000	17/03/2025

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:

16/06/2025 16:44

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3 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,100,000  
Median House Price  
Year ending March 2025: \$1,165,000

Comparable Properties

41 Hamilton St SEDDON 3011 (REI)

Agent Comments

3 1 1

Price: \$1,100,000  
Method: Private Sale  
Date: 03/06/2025  
Property Type: House (Res)



40 Seddon St SEDDON 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$1,135,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)  
Land Size: 199 sqm approx



16 Alexander St SEDDON 3011 (VG)

Agent Comments

3 - -

Price: \$1,070,000  
Method: Sale  
Date: 17/03/2025  
Property Type: House - Attached House N.E.C.  
Land Size: 176 sqm approx