

# 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

9/187 Charles Street, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$320,000

### Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Seddon

Period - From

01/01/2025

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	410/90 Buckley St FOOTSCRAY 3011	\$325,000	02/05/2025
2	3/185 Francis St YARRAVILLE 3013	\$345,000	28/02/2025
3	20/294 Nicholson St SEDDON 3011	\$320,000	21/12/2024

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:

07/05/2025 13:48



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Property Type: Flat  
Agent Comments

Indicative Selling Price  
\$320,000  
Median Unit Price  
March quarter 2025: \$780,000

## Comparable Properties



410/90 Buckley St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$325,000  
Method: Private Sale  
Date: 02/05/2025  
Property Type: Apartment



3/185 Francis St YARRAVILLE 3013 (VG)

Agent Comments

1 - -

Price: \$345,000  
Method: Sale  
Date: 28/02/2025  
Property Type: Strata Unit/Flat



20/294 Nicholson St SEDDON 3011 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000  
Method: Private Sale  
Date: 21/12/2024  
Rooms: 1  
Property Type: Apartment