

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

161 Buckley Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,130,000

Property Type House

Suburb Seddon

Period - From 01/07/2024

to

30/06/2025

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	116 Charles St SEDDON 3011	\$1,130,000	21/06/2025
2	41 Hamilton St SEDDON 3011	\$1,100,000	03/06/2025
3	3 Alexander St SEDDON 3011	\$1,052,000	01/05/2025

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:

12/08/2025 12:30

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 215 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2025: \$1,130,000

Comparable Properties



116 Charles St SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$1,130,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 231 sqm approx

41 Hamilton St SEDDON 3011 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Private Sale
Date: 03/06/2025
Property Type: House (Res)
Land Size: 373 sqm approx



3 Alexander St SEDDON 3011 (REI/VG)

Agent Comments

3 1 1

Price: \$1,052,000
Method: Sold Before Auction
Date: 01/05/2025
Property Type: House (Res)
Land Size: 164 sqm approx