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 Tilanbi Close, Seville Vic 3139

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $910,000 Property Type House Suburb Seville

Period - From 01/01/2025 to 31/12/2025 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	4/9 Howard St SEVILLE 3139	$880,000	12/12/2025
2	5 Paynes Rd SEVILLE 3139	$895,640	10/11/2025
3	48 Station Rd SEVILLE 3139	$890,000	19/10/2025

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: 04/03/2026 13:07

9 Tilanbi Close, Seville Vic 3139

JellisCraig



4 2 2

Property Type: House
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending December 2025: $910,000

Comparable Properties



4/9 Howard St SEVILLE 3139 (REI/VG)

4 3 2

Price: $880,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 1430 sqm approx

Agent Comments



5 Paynes Rd SEVILLE 3139 (REI/VG)

4 2 2

Price: $895,640
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 1380 sqm approx

Agent Comments



48 Station Rd SEVILLE 3139 (REI/VG)

3 2 2

Price: $890,000
Method: Private Sale
Date: 19/10/2025
Property Type: House (Res)
Land Size: 1352 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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