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	56 Walter Street, Seddon Vic 3011

Indicative selling price

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

Range between $720,000 & $770,000

Median sale price

Median price $1,150,000 Property Type House Suburb Seddon

Period - From 01/04/2026 to 30/06/2026 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 Talbot St FOOTSCRAY 3011	$750,000	11/07/2026
2	40 Adelaide St FOOTSCRAY 3011	$780,000	10/06/2026
3	88 Victoria St FOOTSCRAY 3011	$768,000	18/05/2026

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: 29/07/2026 11:11

56 Walter Street, Seddon Vic 3011



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$720,000 - $770,000
Median House Price
June quarter 2026: $1,150,000

Comparable Properties



4 Talbot St FOOTSCRAY 3011 (REI)

2 1 -

Price: $750,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)

Agent Comments



40 Adelaide St FOOTSCRAY 3011 (REI)

2 1 -

Price: $780,000
Method: Private Sale
Date: 10/06/2026
Rooms: 3
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments



88 Victoria St FOOTSCRAY 3011 (VG)

2 - -

Price: $768,000
Method: Sale
Date: 18/05/2026
Property Type: House (Res)
Land Size: 253 sqm approx

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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