Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/10/2026

Property offered for sale

Address
Including suburb and postcode: 163 Charles Street, Seddon Vic 3011

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	116	278

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,200,000 & $1,250,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,150,000 | Property type House | Suburb Seddon

Period: from 01/04/2026 to 30/06/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	16 Gordon Pde YARRAVILLE 3013		
Sale price	$1,200,000	Date of sale	04/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	154	N/A

Comparable property 2

Address	26 Coronation St KINGSVILLE 3012		
Sale price	$1,280,000	Date of sale	25/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	115	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are fewer than three directly comparable sales available, as there have been limited similar properties sold in the immediate vicinity that are comparable to the subject property in terms of price, quality, and location. As a result, the available sales evidence is limited, and greater weight should be placed on the most relevant transactions and appropriate adjustments for the differences between those properties and the subject property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,355,000	Unconditional sale date	21/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2ba01c198738a2d3076abfcb1c9d71a8

163 Charles Street, Seddon Vic 3011



3 2 1

Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
June quarter 2026: $1,150,000

Comparable Properties



16 Gordon Pde YARRAVILLE 3013 (REI)

3 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 04/09/2026
Property Type: House (Res)

Agent Comments



26 Coronation St KINGSVILLE 3012 (REI)

3 1 1

Price: $1,280,000
Method: Sold Before Auction
Date: 25/06/2026
Property Type: House (Res)

Agent Comments

There are fewer than three directly comparable sales available, as there have been limited similar properties sold in the immediate vicinity that are comparable to the subject property in terms of price, quality, and location. As a result, the available sales evidence is limited, and greater weight should be placed on the most relevant transactions and appropriate adjustments for the differences between those properties and the subject property.

Account - Jas Stephens - Yarraville | P: 03 93169000

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