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: 14 Hobbs 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)	6	1	1	131	300

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 & $1,300,000

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 $1,300,000

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	13 Bilston St SEDDON 3011		
Sale price	$1,200,000	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	6	2	3	N/A	320

Comparable property 2

Address	44 Bishop St KINGSVILLE 3012		
Sale price	$1,315,000	Date of sale	21/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	427

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 limited directly comparable sales available for the subject property due to its unique characteristics, including its six-bedroom configuration, high level of quality, and prime location. Properties offering a similar combination of size, accommodation, quality and location are relatively rare within the immediate vicinity. Accordingly, while there are sales that provide some market guidance, there are limited transactions that are directly comparable on a like-for-like basis.

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 $1,250,000 Unconditional sale date 08/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a3d8fb680f6fdbede1df244d4b38aa55

14 Hobbs Street, Seddon Vic 3011



6 1 1

Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2026: $1,150,000

Comparable Properties



13 Bilston St SEDDON 3011 (REI)

6 2 3

Price: $1,200,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 320 sqm approx

Agent Comments



44 Bishop St KINGSVILLE 3012 (REI)

4 2 2

Price: $1,315,000
Method: Sold Before Auction
Date: 21/05/2026
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments

There are limited directly comparable sales available for the subject property due to its unique characteristics, including its six-bedroom configuration, high level of quality, and prime location. Properties offering a similar combination of size, accommodation, quality and location are relatively rare within the immediate vicinity. Accordingly, while there are sales that provide some market guidance, there are limited transactions that are directly comparable on a like-for-like basis.

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