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	8 ALFRED STREET SEDDON VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,076,000	Property type	House	Suburb	Seddon
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
56 WINDSOR STREET SEDDON VIC 3011	$830,000	19-Nov-25
36 HOTHAM STREET SEDDON VIC 3011	$855,000	11-Jul-25
121 ALBERT STREET SEDDON VIC 3011	$880,000	26-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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56 WINDSOR STREET SEDDON VIC 3011

2 1 -

Sold Price RS $830,000 Sold Date 19-Nov-25

Distance 0.47km



36 HOTHAM STREET SEDDON VIC 3011

2 1 -

Sold Price $855,000 Sold Date 11-Jul-25

Distance 0.72km



121 ALBERT STREET SEDDON VIC 3011

2 1 -

Sold Price $880,000 Sold Date 26-Aug-25

Distance 1.04km

RS = Recent sale **UN** = Undisclosed Sale

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