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	1/297 Nicholson Street, Seddon Vic 3011

Indicative selling price

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

Single price $895,000

Median sale price

Median price $878,500 Property Type Townhouse Suburb Seddon

Period - From 28/10/2024 to 27/10/2025 Source Property Data

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	10a Dean St YARRAVILLE 3013	$910,000	28/05/2025
2	35 Regent St YARRAVILLE 3013	$865,000	07/05/2025
3	36a Lily St SEDDON 3011	$869,500	03/05/2025

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: 28/10/2025 12:15