Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 01/10/2026

Property offered for sale

Address
Including suburb and postcode: 7 Bute 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 - Attached House N.E.C.	4	4	2	323	135

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 $1,800,000 or Range between _____ & _____

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 N/A

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 $1,170,000 Property type House Suburb Seddon

Period: from 01/07/2025 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	71a Gamon St YARRAVILLE 3013		
Sale price	$1,455,000	Date of sale	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	1	173	238

Comparable property 2

Address	17 Bute St SEDDON 3011		
Sale price	$1,675,000	Date of sale	17/04/2026

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	2	N/A	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:

This property is quite unique, being a warehouse conversion set over three levels. There is one directly comparable sale within the same complex, with the other comparable being a shopfront residence with a dwelling to the rear. Due to the unique nature and style of the property, only two reasonably comparable sales could be identified.

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 | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=024e0c3945c83e2941314c4b5e3740d4

7 Bute Street, Seddon Vic 3011



4 4 2

Property Type: House - Attached House N.E.C.
Land Size: 135 sqm approx

Indicative Selling Price
$1,800,000
Median House Price
Year ending June 2026: $1,170,000

Agent Comments

This property is quite unique, being a warehouse conversion set over three levels. There is one directly comparable sale within the same complex, with the other comparable being a shopfront residence with a dwelling to the rear. Due to the unique nature and style of the property, only two reasonably

Comparable Properties



71a Gamon St YARRAVILLE 3013 (REI)

4 1 1

Price: $1,455,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments



17 Bute St SEDDON 3011 (REI)

3 2 2

Price: $1,675,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)

Agent Comments

This property is quite unique, being a warehouse conversion set over three levels. There is one directly comparable sale within the same complex, with the other comparable being a shopfront residence with a dwelling to the rear. Due to the unique nature and style of the property, only two reasonably comparable sales could be identified.

Account - Jas Stephens - Yarraville | P: 03 93169000

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