

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

213 Buckley Street, Seddon Vic 3011

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,112,500 Property Type House Suburb Seddon

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	69 Williamstown Rd SEDDON 3011	\$945,000	16/06/2025
2	62 Williamstown Rd KINGSVILLE 3012	\$847,500	18/05/2025
3	104 Victoria St FOOTSCRAY 3011	\$875,000	01/05/2025

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:

04/09/2025 12:54



2 2 0

Rooms: 3
Property Type: House
Land Size: 231 sqm approx

Agent Comments
Two bedroom, two bathroom double front with open plan living

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2025: \$1,112,500

Comparable Properties



69 Williamstown Rd SEDDON 3011 (REI)

2 2 1

Price: \$945,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: House (Res)

Agent Comments
Two bedroom, two bathroom house, offer an off-street park



62 Williamstown Rd KINGSVILLE 3012 (REI/VG)

2 2 1

Price: \$847,500
Method: Private Sale
Date: 18/05/2025
Property Type: House
Land Size: 202 sqm approx

Agent Comments
Two bedroom house, offers an off-street park. Lower sale price suburb



104 Victoria St FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: \$875,000
Method: Sold Before Auction
Date: 01/05/2025
Property Type: House
Land Size: 147 sqm approx

Agent Comments
Two bedroom house, offers an off-street park