

# 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

182 Pilgrim Street, Seddon Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$870,000

### Median sale price

Median price \$1,246,000 Property Type House Suburb Seddon

Period - From 01/01/2026 to 31/03/2026 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	33 Rennie St SEDDON 3011	\$865,000	22/04/2026
2	1a Acton St SEDDON 3011	\$890,000	25/03/2026
3	6 Bourke St SEDDON 3011	\$850,000	01/03/2026

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:

27/05/2026 10:01



2   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$795,000 - \$870,000

**Median House Price**

March quarter 2026: \$1,246,000

## Comparable Properties



**33 Rennie St SEDDON 3011 (REI/VG)**

Agent Comments

2   
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**Price:** \$865,000

**Method:** Private Sale

**Date:** 22/04/2026

**Property Type:** House (Res)

**Land Size:** 116 sqm approx



**1a Acton St SEDDON 3011 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$890,000

**Method:** Sold Before Auction

**Date:** 25/03/2026

**Property Type:** House (Res)



**6 Bourke St SEDDON 3011 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$850,000

**Method:** Private Sale

**Date:** 01/03/2026

**Property Type:** House

**Land Size:** 179 sqm approx

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