

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

43 Hamilton Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	46 Ofarrell St YARRAVILLE 3013	\$1,240,000	21/03/2026
2	35 Charles St SEDDON 3011	\$1,190,000	14/02/2026
3	5 Bourke St SEDDON 3011	\$1,250,000	20/12/2025

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:

22/04/2026 10:36



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Rooms: 4
Property Type: House (Res)
Land Size: 170 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2026: \$1,246,000

Comparable Properties



46 Ofarrell St YARRAVILLE 3013 (REI)

Agent Comments

2 1 -

Price: \$1,240,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 231 sqm approx



35 Charles St SEDDON 3011 (REI)

Agent Comments

3 1 -

Price: \$1,190,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



5 Bourke St SEDDON 3011 (REI/VG)

Agent Comments

3 1 -

Price: \$1,250,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 172 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000