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	2/30 Sydenham Street, Seddon Vic 3011

Indicative selling price

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

Single price $699,000

Median sale price

Median price $900,000 Property Type Townhouse Suburb Seddon

Period - From 14/03/2025 to 13/03/2026 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	15 Souter Cr FOOTSCRAY 3011	$770,000	28/02/2026
2	1/1b Sydenham St SEDDON 3011	$784,000	05/02/2026
3	17 Newman Dr FOOTSCRAY 3011	$751,000	11/10/2025

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: 14/03/2026 15:49

2/30 Sydenham Street, Seddon Vic 3011



2 1 1

Rooms: 3
Property Type: Townhouse
Land Size: 117 sqm approx

Agent Comments

Indicative Selling Price
$699,000
Median Townhouse Price
14/03/2025 - 13/03/2026: $900,000

Comparable Properties



15 Souter Cr FOOTSCRAY 3011 (REI)

2 1 1

Price: $770,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



1/1b Sydenham St SEDDON 3011 (REI)

2 2 1

Price: $784,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Townhouse (Res)

Agent Comments



17 Newman Dr FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: $751,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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