

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

7/181-183 GEELONG ROAD SEDDON VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Seddon

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

6/256 GORDON STREET FOOTSCRAY VIC 3011	\$377,000	12-Jan-26
11/10 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$385,000	11-Dec-25
2/36 EDGAR STREET KINGSVILLE VIC 3012	\$375,000	13-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 16 April 2026



**6/256 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$377,000** Sold Date **12-Jan-26**

Distance **0.59km**



**11/10 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$385,000** Sold Date **11-Dec-25**

Distance **0.81km**



**2/36 EDGAR STREET KINGSVILLE
VIC 3012**

2 1 1

Sold Price **\$375,000** Sold Date **13-Feb-26**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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