

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

33 Rennie Street, Seddon Vic 3011

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,115,000

Property Type

House

Suburb

Seddon

Period - From

25/03/2025

to

24/03/2026

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.

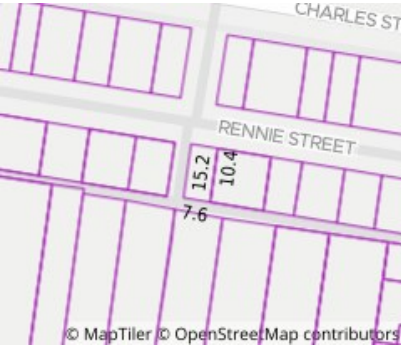
	Address of comparable property	Price	Date of sale
1	6 Bourke St SEDDON 3011	\$850,000	01/03/2026
2	64 Charles St SEDDON 3011	\$983,000	22/01/2026
3	95 Pilgrim St SEDDON 3011	\$850,000	04/12/2025

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:

25/03/2026 14:04



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
25/03/2025 - 24/03/2026: \$1,115,000

Comparable Properties



6 Bourke St SEDDON 3011 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 179 sqm approx



64 Charles St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$983,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 251 sqm approx



95 Pilgrim St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 04/12/2025
Rooms: 2
Property Type: House (Res)
Land Size: 185 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000



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