

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

5 Charles St, Seddon Vic 3011

Indicative selling price

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

Range between \$1,370,000

&

\$1,490,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Seddon

Period - From 01/01/2025

to 31/12/2025

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	12 North St SEDDON 3011	\$1,461,000	28/02/2026
2	20B Salisbury St YARRAVILLE 3013	\$1,525,000	29/11/2025
3			

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:

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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,370,000 - \$1,490,000
Median House Price
Year ending December 2025: \$1,115,000

Comparable Properties

12 North St SEDDON 3011 (REI)

Agent Comments



Price: \$1,461,000
Method:
Date: 28/02/2026
Property Type: House

20B Salisbury St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$1,525,000
Method:
Date: 29/11/2025
Property Type: House

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



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