

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 Collins Street, Seddon Vic 3011

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Seddon

Period - From 06/05/2025

to

05/05/2026

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	13 Walter St SEDDON 3011	\$1,000,000	17/02/2026
2	26 John St SEDDON 3011	\$977,000	31/01/2026
3	64 Charles St SEDDON 3011	\$983,000	22/01/2026

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:

06/05/2026 17:52

5 Collins Street, Seddon Vic 3011

Tony Gerace
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
06/05/2025 - 05/05/2026: \$1,115,000

Comparable Properties



13 Walter St SEDDON 3011 (VG)

Agent Comments



Price: \$1,000,000
Method: Sale
Date: 17/02/2026
Property Type: House (Res)
Land Size: 275 sqm approx

26 John St SEDDON 3011 (REI/VG)

Agent Comments



Price: \$977,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 234 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

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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