

# STATEMENT OF INFORMATION

19 McCormack Crescent, Seymour 3660



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 MCCORMACK CRESCENT SEYMOUR VIC 3660

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$436,000

Property type

House

Suburb

Seymour

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 five kilometres of the property for sale in the last 18 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

169 ANZAC AVENUE SEYMOUR VIC 3660	\$490,000	25-Feb-25
14 MCCORMACK CRESCENT SEYMOUR VIC 3660	\$395,000	03-Feb-26
10 GRAHAM STREET SEYMOUR VIC 3660	\$445,000	21-Nov-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 April 2026



**169 ANZAC AVENUE SEYMOUR VIC 3660** Sold Price **\$490,000** Sold Date **25-Feb-25**

 3  1  1

Distance **0.04km**



**14 MCCORMACK CRESCENT SEYMOUR VIC 3660** Sold Price **\$395,000** Sold Date **03-Feb-26**

 1  1  1

Distance **0.07km**



**10 GRAHAM STREET SEYMOUR VIC 3660** Sold Price **\$445,000** Sold Date **21-Nov-25**

 3  1  3

Distance **0.23km**



**9 MCCORMACK CRESCENT SEYMOUR VIC 3660** Sold Price **\$415,000** Sold Date **28-Jul-25**

 3  1  2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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