

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

17/181-183 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Seddon

Period-from

01 Jan 2025

to

31 Dec 2025

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

17/30 PICKETT STREET FOOTSCRAY VIC 3011	\$235,000	17-Dec-25
3/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$244,000	24-Nov-25

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: 06 January 2026



17/30 PICKETT STREET FOOTSCRAY VIC 3011

- 1 1

Sold Price

^{RS}

\$235,000

Sold Date

17-Dec-25

Distance

0.86km



3/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price

^{RS}

\$244,000

Sold Date

24-Nov-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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