

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

23/294 NICHOLSON STREET 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,500

Property type

Unit

Suburb

Seddon

Period-from

01 Aug 2024

to

31 Jul 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

3/185 FRANCIS STREET YARRAVILLE VIC 3013	\$345,000	28-Feb-25
4/35 PRINCESS STREET YARRAVILLE VIC 3013	\$359,000	21-Mar-25
1/294 NICHOLSON STREET SEDDON VIC 3011	\$337,000	18-Jul-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: 04 August 2025



**3/185 FRANCIS STREET
YARRAVILLE VIC 3013**

 1  1  2

Sold Price **\$345,000** Sold Date **28-Feb-25**

Distance **1.85km**



**4/35 PRINCESS STREET
YARRAVILLE VIC 3013**

 1  1  1

Sold Price **\$359,000** Sold Date **21-Mar-25**

Distance **0.3km**



**1/294 NICHOLSON STREET
SEDDON VIC 3011**

 1  1  1

Sold Price ^{RS} **\$337,000** Sold Date **18-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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