

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

4/13 Read Road, Seville Vic 3139

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$872,500

Property Type

House

Suburb

Seville

Period - From

30/07/2024

to

29/07/2025

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	52 Station Rd SEVILLE 3139	\$830,000	17/05/2025
2	46a Seymour St SEVILLE 3139	\$790,000	30/01/2025
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:

30/07/2025 11:38



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Indicative Selling Price

\$770,000 - \$840,000

Median House Price

30/07/2024 - 29/07/2025: \$872,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



52 Station Rd SEVILLE 3139 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 943 sqm approx



46a Seymour St SEVILLE 3139 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 382 sqm approx

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.

