

1/28 Hobbs Street, Seddon Vic 3011



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending March 2026: \$752,000

Comparable Properties



603B/8 Falcon Court, Footscray 3011 (VG)

2 Bed 1 Bath - Car

Price: \$600,000

Method: Sale

Date: 13/03/2026

Property Type: Strata Unit/Flat

Agent Comments: Inferior location and high OC fees.



7/215 Francis Street, Yarraville 3013 (REI)

2 Bed 1 Bath 1 Car

Price: \$627,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment

Agent Comments: On a multi development, situated on a main road, higher OC fees.



6/8 Margot Street, West Footscray 3012 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$605,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Unit

Agent Comments: Villa unit with similar characteristics. Inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

| |
|------------------------------------|
| 1/28 Hobbs Street, Seddon Vic 3011 |
|------------------------------------|

Indicative selling price

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

Range between

| |
|-----------|
| \$600,000 |
|-----------|

 &

| |
|-----------|
| \$650,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$752,000 |
|-----------|

 Unit

| |
|---|
| x |
|---|

 Suburb

| |
|--------|
| Seddon |
|--------|

Period - From

| |
|------------|
| 01/04/2025 |
|------------|

 to

| |
|------------|
| 31/03/2026 |
|------------|

 Source

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|------|
| REIV |
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Comparable property sales

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 |
|--|-----------|--------------|
| 603B/8 Falcon Court, FOOTSCRAY 3011 | \$600,000 | 13/03/2026 |
| 7/215 Francis Street, YARRAVILLE 3013 | \$627,000 | 03/03/2026 |
| 6/8 Margot Street, WEST FOOTSCRAY 3012 | \$605,000 | 20/12/2025 |

This Statement of Information was prepared on:

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| 01/05/2026 17:19 |
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