

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

26 SCHOOL ROAD SEVILLE VIC 3139

Indicative selling price

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

Single Price

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seville

Period-from

01 Feb 2025

to

31 Jan 2026

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 JOYCE ROAD SEVILLE EAST VIC 3139	\$810,000	16-Oct-25
10 DE LANCEY ROAD WANDIN NORTH VIC 3139	\$855,000	30-Jun-25
13 VICTORY AVENUE WANDIN NORTH VIC 3139	\$857,000	27-Aug-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: 13 February 2026

**3 JOYCE ROAD SEVILLE EAST VIC 3139**

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Sold Price

\$810,000

Sold Date

16-Oct-25

Distance

2.47km**10 DE LANCEY ROAD WANDIN NORTH VIC 3139**

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Sold Price

\$855,000

Sold Date

30-Jun-25

Distance

3.03km**13 VICTORY AVENUE WANDIN NORTH VIC 3139**

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Sold Price

\$857,000

Sold Date

27-Aug-25

Distance

3.11km

RS = Recent sale

UN = Undisclosed Sale

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