Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	7/200 Grant Street, Sebastopol Vic 3356

Indicative selling price

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

Single price $264,000

Median sale price

Median price $239,750 Property Type Vacant land Suburb Sebastopol

Period - From 25/03/2025 to 24/03/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7 Splendore St SEBASTOPOL 3356	$240,000	05/02/2026
2	15 Splendore St SEBASTOPOL 3356	$240,000	28/01/2026
3	Lot 15/200 Grant St SEBASTOPOL 3356	$215,750	26/11/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25/03/2026 16:55

7/200 Grant Street, Sebastopol Vic 3356

JellisCraig

Damian Caine
0402 556 556
damiancaine@jelliscraig.com.au

Property Type: Land
Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price
$264,000
Median Land Price
25/03/2025 - 24/03/2026: $239,750

Comparable Properties

7 Splendore St SEBASTOPOL 3356 (VG)

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Price: $240,000
Method: Sale
Date: 05/02/2026
Property Type: Land
Land Size: 349 sqm approx

Agent Comments

15 Splendore St SEBASTOPOL 3356 (VG)

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Price: $240,000
Method: Sale
Date: 28/01/2026
Property Type: Land
Land Size: 349 sqm approx

Agent Comments



Lot 15/200 Grant St SEBASTOPOL 3356 (REI)

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Price: $215,750
Method: Private Sale
Date: 26/11/2025
Property Type: Land
Land Size: 304 sqm approx

Agent Comments

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