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	44 Iona Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $572,500 Property Type House Suburb Sebastopol

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	1 Warrina Dr DELACOMBE 3356	$485,000	17/03/2026
2	619 Rubicon St SEBASTOPOL 3356	$474,000	23/07/2025
3	203 Warrina Dr DELACOMBE 3356	$485,000	18/07/2025

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: 22/07/2026 09:55

44 Iona Drive, Sebastopol Vic 3356

JellisCraig



3 1 3

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median House Price
June quarter 2026: $572,500

Comparable Properties



1 Warrina Dr DELACOMBE 3356 (REI/VG)

3 1 2

Price: $485,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



619 Rubicon St SEBASTOPOL 3356 (REI/VG)

3 1 2

Price: $474,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



203 Warrina Dr DELACOMBE 3356 (REI)

3 1 4

Price: $485,000
Method: Sold Before Auction
Date: 18/07/2025
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

propertydata.com.au

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