Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address Including suburb and postcode: 12 Albion Street, Sebastopol Vic 3356

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Detached Weatherboard Home	4	1	1	107.3	366

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price [ ] or Range between [$475,000] & [$495,000]

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price [N/A]

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price [$528,500] Property type [House] Suburb [Sebastopol]

Period: from [02/11/2025] to [01/11/2026] Source [Property Data]

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

For more information visit
consumer.vic.gov.au/underquoting

CONSUMER AFFAIRS VICTORIA

Comparable property 1

Address	111 Yarrowee St SEBASTOPOL 3356		
Sale price	$485,000	Date of sale	23/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	84.5	389

Comparable property 2

Address	9 Victoria St SEBASTOPOL 3356		
Sale price	$512,500	Date of sale	07/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	903

Comparable property 3

Address	19 Hertford St SEBASTOPOL 3356		
Sale price	$520,000	Date of sale	21/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	822

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

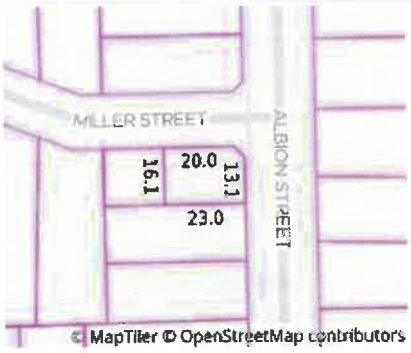
Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $476,000 Unconditional sale date 21/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=ab39a5da184843b01954df3cada8b81f

12 Albion Street, Sebastopol Vic 3356



4 1 1

Rooms: 6
Property Type: House
Land Size: 366 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median House Price
02/11/2025 - 01/11/2026: $528,500

Comparable Properties



111 Yarrowee St SEBASTOPOL 3356 (REI)

3 1 1

Price: $485,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)

Agent Comments



9 Victoria St SEBASTOPOL 3356 (REI)

3 1 2

Price: $512,500
Method: Private Sale
Date: 07/01/2026
Property Type: House (Res)

Agent Comments



19 Hertford St SEBASTOPOL 3356 (REI)

3 1 2

Price: $520,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)

Agent Comments

Account - Fletchers | P: 03 5333 4797

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