Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 29/10/2026

Property offered for sale

Address including suburb and postcode: 13 Valley View Court, 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 Brick Veneer Home	4	2	8	130	1,616

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 $865,000 & $885,000

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 $525,000 | Property type House | Suburb Sebastopol

Period: from 29/10/2025 to 28/10/2026 | 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.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

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:

No reasonable comparable sales results are available that reflect the value of 13 Valley View Court, Sebastopol due to them being either a former church, pub or lifestyle property.

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 $850,000 Unconditional sale date 19/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=8cc213e79caa0b283b78a09d993cf8d4

13 Valley View Court, Sebastopol Vic 3356



4 2 8

Rooms: 7
Property Type: House
Land Size: 1616 sqm approx

Agent Comments

Indicative Selling Price
$865,000 - $885,000
Median House Price
29/10/2025 - 28/10/2026: $525,000

Comparable Properties

No reasonable comparable sales results are available that reflect the value of 13 Valley View Court, Sebastopol due to them being either a former church, pub or lifestyle property.

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