Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/11/2026

Property offered for sale

Address
Including suburb and postcode: 23 Alexandra 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)
House	2	1	0	N/A	353

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 $430,000 & $460,000

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: $530,000 | Property type: House | Suburb: Sebastopol

Period: from 12/11/2025 to 11/11/2026 | 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.

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

Comparable property 1

Address	10 Albion St SEBASTOPOL 3356		
Sale price	$450,000	Date of sale	21/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	0	N/A	643

Comparable property 2

Address	127 Beverin St SEBASTOPOL 3356		
Sale price	$436,000	Date of sale	11/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	1	1	N/A	511

Comparable property 3

Address	4 Gumdale Pl SEBASTOPOL 3356		
Sale price	$430,000	Date of sale	03/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	1	1	N/A	193

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 | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=901d741ccdad26602fb41df8bec3562c

23 Alexandra Street, Sebastopol Vic 3356

JellisCraig



2 1 0

Property Type: House
Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median House Price
12/11/2025 - 11/11/2026: $530,000

Comparable Properties



10 Albion St SEBASTOPOL 3356 (REI)

2 1 -

Price: $450,000
Method: Private Sale
Date: 21/07/2026
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



127 Beverin St SEBASTOPOL 3356 (REI)

2 1 1

Price: $436,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 511 sqm approx

Agent Comments



4 Gumdale Pl SEBASTOPOL 3356 (REI)

2 1 1

Price: $430,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Res)
Land Size: 193 sqm approx

Agent Comments

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

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