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	2/2 Sayle Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $345,000 & $355,000

Median sale price

Median price $355,000 Property Type Unit Suburb Sebastopol

Period - From 01/01/2025 to 31/03/2025 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	1/38 Orion St SEBASTOPOL 3356	$350,000	14/04/2025
2	8/3 Verdon St SEBASTOPOL 3356	$330,000	26/03/2025
3	1/38 Yarrowee St SEBASTOPOL 3356	$330,000	11/06/2024

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: 15/04/2025 10:47

2/2 Sayle Street, Sebastopol Vic 3356



2 1 1

Rooms: 3
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$345,000 - $355,000
Median Unit Price
March quarter 2025: $355,000

Comparable Properties



1/38 Orion St SEBASTOPOL 3356 (REI)

2 1 2

Price: $350,000
Method: Private Sale
Date: 14/04/2025
Property Type: Unit

Agent Comments



8/3 Verdon St SEBASTOPOL 3356 (REI)

2 1 2

Price: $330,000
Method: Private Sale
Date: 26/03/2025
Property Type: Unit
Land Size: 262 sqm approx

Agent Comments



1/38 Yarrowee St SEBASTOPOL 3356 (REI/VG)

2 1 1

Price: $330,000
Method: Sale by Tender
Date: 11/06/2024
Property Type: Unit

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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