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 and postcode	35 MORGAN STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$325,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$422,750	Property type	Commercial	Suburb	Sebastopol
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
35 VICTORIA STREET SEBASTOPOL VIC 3356	$350,000	31-Mar-25
23 NELSON STREET SEBASTOPOL VIC 3356	$370,000	01-Aug-24
26 VICTORIA STREET SEBASTOPOL VIC 3356	$370,000	16-Dec-24

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: 03 July 2025

Mitch Baker
M 0448748032
E mitch.baker@raywhite.com



35 VICTORIA STREET SEBASTOPOL VIC 3356

3 1 -

Sold Price **$350,000** Sold Date **31-Mar-25**

Distance **1.12km**



23 NELSON STREET SEBASTOPOL VIC 3356

3 1 2

Sold Price **$370,000** Sold Date **01-Aug-24**

Distance **0.65km**



26 VICTORIA STREET SEBASTOPOL VIC 3356

3 1 1

Sold Price Sold Date **16-Dec-24**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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