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	24 Alfred Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $440,000 & $460,000

Median sale price

Median price $445,000 Property Type House 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	23 Alfred St SEBASTOPOL 3356	$445,000	03/02/2025
2	17 Hertford St SEBASTOPOL 3356	$440,000	30/01/2025
3	23 Kent St SEBASTOPOL 3356	$445,000	16/12/2024

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: 11/06/2025 10:50

24 Alfred Street, Sebastopol Vic 3356



3 1 2

Property Type: House
Land Size: 476 sqm approx

Agent Comments

Indicative Selling Price
$440,000 - $460,000
Median House Price
March quarter 2025: $445,000

Comparable Properties



23 Alfred St SEBASTOPOL 3356 (REI/VG)

3 1 2

Price: $445,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 767 sqm approx

Agent Comments



17 Hertford St SEBASTOPOL 3356 (VG)

2 - -

Price: $440,000
Method: Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



23 Kent St SEBASTOPOL 3356 (REI/VG)

3 1 2

Price: $445,000
Method: Private Sale
Date: 16/12/2024
Rooms: 6
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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