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	37 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	$425,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$432,500	Property type	House	Suburb	Sebastopol
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
180 YARROWEE STREET SEBASTOPOL VIC 3356	$448,750	24-Jul-25
4 ELDRIDGE COURT SEBASTOPOL VIC 3356	$457,000	05-Jun-25
224 WALKER STREET SEBASTOPOL VIC 3356	$430,000	07-Jul-25

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: 05 September 2025

Tomas Lineker
M 0476222418
E tom@ballaratrealestate.com.au



180 YARROWEE STREET SEBASTOPOL VIC 3356

3 1 2

Sold Price RS $448,750 Sold Date 24-Jul-25

Distance 0.98km



4 ELDRIDGE COURT SEBASTOPOL VIC 3356

3 1 1

Sold Price $457,000 Sold Date 05-Jun-25

Distance 1.7km



224 WALKER STREET SEBASTOPOL VIC 3356

3 1 -

Sold Price RS $430,000 Sold Date 07-Jul-25

Distance 2.08km

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

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