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	15 Bluestone Way, Sebastopol Vic 3356

Indicative selling price

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

Single price $209,950

Median sale price

Median price $180,000 Property Type Vacant land Suburb Sebastopol

Period - From 13/10/2024 to 12/10/2025 Source Property Data

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	20 Davcol Dr SEBASTOPOL 3356	$200,000	27/08/2025
2	85 Berrigan Dr BONSHAW 3352	$216,000	12/07/2025
3	203 Tait St SEBASTOPOL 3356	$230,000	24/03/2025

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: 13/10/2025 13:58

15 Bluestone Way, Sebastopol Vic 3356

Kyle Anderson
0353334322
0408417990
kyle@trevorpetrie.com.au



Property Type: Land
Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price
$209,950
Median Land Price
13/10/2024 - 12/10/2025: $180,000

Comparable Properties



20 Davcol Dr SEBASTOPOL 3356 (REI)

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Price: $200,000
Method: Private Sale
Date: 27/08/2025
Property Type: Land (Res)
Land Size: 420 sqm approx

Agent Comments



85 Berrigan Dr BONSHAW 3352 (REI)

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Price: $216,000
Method: Private Sale
Date: 12/07/2025
Property Type: Land
Land Size: 402 sqm approx

Agent Comments



203 Tait St SEBASTOPOL 3356 (VG)

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Price: $230,000
Method: Sale
Date: 24/03/2025
Property Type: Land
Land Size: 448 sqm approx

Agent Comments

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