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	82 Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $525,000 & $555,000

Median sale price

Median price $455,750 Property Type House Suburb Sebastopol

Period - From 01/07/2025 to 30/09/2025 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	62 Albert St SEBASTOPOL 3356	$525,000	03/10/2025
2	104a Cooke St REDAN 3350	$560,000	15/08/2025
3	202 Spencer St SEBASTOPOL 3356	$515,250	14/07/2025

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: 28/10/2025 10:27

82 Yarrowee Street, Sebastopol Vic 3356

Kyle Anderson
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3 1 1

Rooms: 7
Property Type: House
Land Size: 481 sqm approx

Agent Comments

Indicative Selling Price
$525,000 - $555,000
Median House Price
September quarter 2025: $455,750

Comparable Properties



62 Albert St SEBASTOPOL 3356 (REI)

3 1 1

Price: $525,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 759 sqm approx

Agent Comments



104a Cooke St REDAN 3350 (VG)

3 - -

Price: $560,000
Method: Sale
Date: 15/08/2025
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments



202 Spencer St SEBASTOPOL 3356 (REI/VG)

3 1 1

Price: $515,250
Method: Private Sale
Date: 14/07/2025
Property Type: House
Land Size: 648 sqm approx

Agent Comments

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