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	2/34 ORION 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	$470,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	House	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
2/104 COOKE STREET REDAN VIC 3350	$446,000	26-Jun-25
1/3 ILVIA WAY SEBASTOPOL VIC 3356	$480,000	17-Feb-25
1A ASCOT GARDENS DRIVE DELACOMBE VIC 3356	$495,000	08-Apr-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: 09 July 2025

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2/104 COOKE STREET REDAN VIC 3350

3 2 1

Sold Price RS $446,000 Sold Date 26-Jun-25

Distance 0.59km



1/3 ILVIA WAY SEBASTOPOL VIC 3356

3 2 2

Sold Price $480,000 Sold Date 17-Feb-25

Distance 1.91km



1A ASCOT GARDENS DRIVE DELACOMBE VIC 3356

3 2 3

Sold Price $495,000 Sold Date 08-Apr-25

Distance 1.96km

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

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