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	169A Albert Street, Sebastopol, Vic 3356

Indicative selling price

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

range between $425,000 & $450,000

Median sale price

Median price	$456,375	Property type	*House*	Suburb	Sebastopol

Period - From	01/11/2024	to	31/10/2025	Source	PropTrack

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 eighteen 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	24/07/2025
2 Tower St, Sebastopol, VIC 3356	$435,000	16/04/2025
37 Morgan Street, Sebastopol, VIC 3356	$425,000	16/10/2025

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 eighteen months.~~

This Statement of Information was prepared on: 11/11/2025