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	32 Albion Street, Sebastopol, Vic 3356

Indicative selling price

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

range between $545,000 & $575,000

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
32 Jenkins Drive, Sebastopol, VIC 3356	$545,000	08/09/2025
34 Jenkins Drive, Sebastopol, VIC 3356	$555,000	13/11/2025
10 Rachel Court, Sebastopol, VIC 3356	$575,000	09/05/2025

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: 01/12/2025