# 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<br>Including suburb and postcode | 4 Cook Close, Sebastopol, Vic 3356 |

## Indicative selling price

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

range between $525,000 & $550,000

## 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 |
| 3 Teague Court, Sebastopol, VIC 3356 | $530,000 | 06/06/2025 |
| 294 Vickers Street, Sebastopol, VIC 3356 | $525,000 | 13/11/2025 |

**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: 28/11/2025