

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

7 Alexandra Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$430,000

Property Type House

Suburb Sebastopol

Period - From 05/06/2024

to 04/06/2025

Source Property Data

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	624 Bell St REDAN 3350	\$525,000	08/05/2025
2	710 Ascot St.S REDAN 3350	\$540,000	05/05/2025
3	913 Ripon St.S REDAN 3350	\$540,500	24/03/2025

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:

05/06/2025 08:59

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Indicative Selling Price

\$520,000 - \$540,000

Median House Price

05/06/2024 - 04/06/2025: \$430,000



3 2 3

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



624 Bell St REDAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$525,000

Method: Private Sale

Date: 08/05/2025

Rooms: 5

Property Type: House (Res)

Land Size: 873 sqm approx



710 Ascot St.S REDAN 3350 (REI)

Agent Comments

2 1 2

Price: \$540,000

Method: Private Sale

Date: 05/05/2025

Property Type: House

Land Size: 1338 sqm approx



913 Ripon St.S REDAN 3350 (REI)

Agent Comments

3 1 2

Price: \$540,500

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 682 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408