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	619 Rubicon Street, Sebastopol Vic 3356
Including suburb or	·
locality and postcode	

Indicative selling price

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

Range between \$480,000	&	\$510,000
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Median sale price

Median price	\$457,000	Pro	perty Type	House		Suburb	Sebastopol
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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	66 Yarrowee St SEBASTOPOL 3356	\$430,000	26/06/2025
2	45 Whitelaw Av DELACOMBE 3356	\$445,000	25/03/2025
3	611 Rubicon St SEBASTOPOL 3356	\$410,000	03/02/2025

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:	23/07/2025 10:15



JellisCraig





Property Type: House **Agent Comments**

Indicative Selling Price \$480,000 - \$510,000 **Median House Price** June quarter 2025: \$457,000

Comparable Properties



66 Yarrowee St SEBASTOPOL 3356 (REI)

Price: \$430,000 Method: Private Sale Date: 26/06/2025

Property Type: House (Res)

Agent Comments



45 Whitelaw Av DELACOMBE 3356 (REI/VG)





Agent Comments

Price: \$445,000 Method: Private Sale Date: 25/03/2025

Rooms: 6

Property Type: House (Res) Land Size: 705 sqm approx

611 Rubicon St SEBASTOPOL 3356 (REI/VG)



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Agent Comments



Price: \$410,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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