

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

619 Rubicon Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$457,000 Property 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



 3  1  2

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)

Agent Comments

 3  1  1

Price: \$430,000

Method: Private Sale

Date: 26/06/2025

Property Type: House (Res)



45 Whitelaw Av DELACOMBE 3356 (REI/VG)

Agent Comments

 3  1  1

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)

Agent Comments

 3  1  2

Price: \$410,000

Method: Private Sale

Date: 03/02/2025

Property Type: House

Land Size: 652 sqm approx

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