

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

44 Vale Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$490,000 & \$525,000

Median sale price

Median price \$430,000

Property Type House

Suburb Sebastopol

Period - From 27/06/2024

to 26/06/2025

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	32 Hinkler Av SEBASTOPOL 3356	\$513,000	13/03/2025
2	39 Vale St SEBASTOPOL 3356	\$510,000	19/02/2025
3	177 Grant St SEBASTOPOL 3356	\$460,000	07/11/2024

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:

27/06/2025 12:31



3 1 6

Property Type: House (Previously Occupied - Detached)
Land Size: 698 sqm approx
Agent Comments
2 Large sheds

Indicative Selling Price
\$490,000 - \$525,000
Median House Price
27/06/2024 - 26/06/2025: \$430,000

Comparable Properties



32 Hinkler Av SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$513,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 669 sqm approx



39 Vale St SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)

3 2 6

Price: \$510,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 689 sqm approx



177 Grant St SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$460,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 550 sqm approx

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