Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	44 Vale 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 \$490,000 & \$525,000	Range between	\$490,000	&	\$525,000
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Median sale price

Median price	\$430,000	Pro	perty 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.

Ad	dress 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









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)

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Agent Comments

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)

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Agent Comments

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)

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Agent Comments

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

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





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