

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Alexandra Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$590,000

&

\$620,000

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 two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

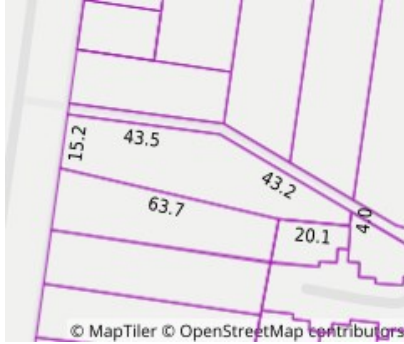
	Address of comparable property	Price	Date of sale
1	14 Josephine Way SEBASTOPOL 3356	\$607,500	20/06/2025
2	9 Tudor Av DELACOMBE 3356	\$600,000	20/06/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/07/2025 14:03



 5  2  4

Property Type: House
Land Size: 1202 approx sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$590,000 - \$620,000
Median House Price
June quarter 2025: \$457,000

Comparable Properties



14 Josephine Way SEBASTOPOL 3356 (REI)

[Agent Comments](#)

 4  2  4

Price: \$607,500
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 720 sqm approx



9 Tudor Av DELACOMBE 3356 (REI)

[Agent Comments](#)

 4  2  2

Price: \$600,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 721 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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