

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

1/3 Hopkins Court, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$299,950

Median sale price

Median price

\$355,000

Property Type

Unit

Suburb

Sebastopol

Period - From

01/01/2025

to

31/03/2025

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	13/209 Leith St REDAN 3350	\$300,000	18/06/2025
2	3/104 Vickers St SEBASTOPOL 3356	\$315,000	24/04/2025
3	21/240 Spencer St SEBASTOPOL 3356	\$300,000	19/03/2025

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:

25/06/2025 14:32

1/3 Hopkins Court, Sebastopol Vic 3356



Hannah Baker
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Indicative Selling Price

\$299,950

Median Unit Price

March quarter 2025: \$355,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



13/209 Leith St REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$300,000

Method: Private Sale

Date: 18/06/2025

Property Type: Unit

Land Size: 160 sqm approx



3/104 Vickers St SEBASTOPOL 3356 (REI)

Agent Comments

2 1 1

Price: \$315,000

Method: Private Sale

Date: 24/04/2025

Property Type: Unit



21/240 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$300,000

Method: Private Sale

Date: 19/03/2025

Property Type: Unit

Land Size: 277 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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