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 and postcode

3/12A EDWARDS STREET SEBASTOPOL VIC 3356

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betweer	3.300.000	&	\$385,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$340,000	Property type	Unit	Suburb	Sebastopol				

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale	
5/30 ALBION STREET SEBASTOPOL VIC 3356	\$350,000	09-Oct-24	
133A YARROWEE STREET SEBASTOPOL VIC 3356	\$385,000	24-Oct-24	
8/195A YARROWEE STREET SEBASTOPOL VIC 3356	\$392,500	15-May-25	

OR

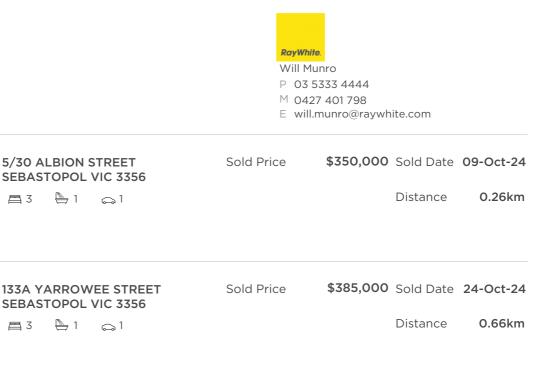
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 June 2025



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8/195A YARROWEE STREET SEBASTOPOL VIC 3356	Sold Price	^{RS} \$392,500 Sold Date	15-May-25
🖴 3 🖕 1 👝 1		Distance	0.8km

RS = Recent sale UN = Undisclosed Sale

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