

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

12 Albion Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$512,000 Property Type House Suburb Sebastopol

Period - From 01/07/2025 to 30/06/2026 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	111 Yarrowee St SEBASTOPOL 3356	\$485,000	23/03/2026
2	9 Victoria St SEBASTOPOL 3356	\$512,500	07/01/2026
3	19 Hertford St SEBASTOPOL 3356	\$520,000	21/11/2025

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:

03/09/2026 11:14



 4  1  1

Property Type: House (Res)

Land Size: 366 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median House Price

Year ending June 2026: \$512,000

Comparable Properties



111 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  1  1

Price: \$485,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 389 sqm approx



9 Victoria St SEBASTOPOL 3356 (REI)

Agent Comments

 3  1  2

Price: \$512,500

Method: Private Sale

Date: 07/01/2026

Property Type: House (Res)



19 Hertford St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 3  1  2

Price: \$520,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 841 sqm approx