

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

12 VALLEY VIEW COURT SEBASTOPOL VIC 3356

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Sebastopol

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

33 NEVETT CRESCENT MOUNT HELEN VIC 3350	\$742,500	08-Dec-25
9 MANNA GUM HEIGHTS MOUNT PLEASANT VIC 3350	\$750,000	28-Apr-26
11 DARRIWELL DRIVE MOUNT HELEN VIC 3350	\$758,000	22-May-26

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: 02 September 2026



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**33 NEVETT CRESCENT MOUNT
HELEN VIC 3350**

4 2 2

Sold Price

\$742,500

Sold Date **08-Dec-25**

Distance

3.93km



**9 MANNA GUM HEIGHTS MOUNT
PLEASANT VIC 3350**

4 2 2

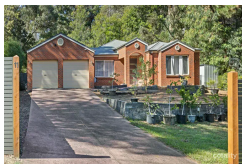
Sold Price

\$750,000

Sold Date **28-Apr-26**

Distance

3.01km



**11 DARRIWELL DRIVE MOUNT
HELEN VIC 3350**

4 2 2

Sold Price

\$758,000

Sold Date **22-May-26**

Distance

3.86km

RS = Recent sale

UN = Undisclosed Sale

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