

## PROPERTY PRICE STATEMENT

13 BECT STREET, SEBASTOPOL, VIC 3356

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



13 BECT STREET, SEBASTOPOL, VIC 3356 4 2 2

Indicative Selling Price

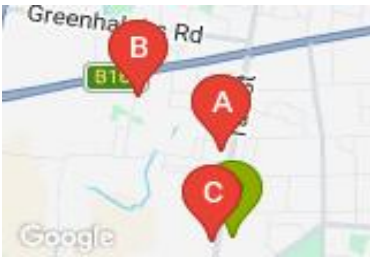
For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Single Price: **\$689,000**

Provided by: Luke Veal, Jens Veal Byrne

Seller's Reserve Price: **N/A**

MEDIAN SALE PRICE



SEBASTOPOL, VIC, 3356

Suburb Median Sale Price (House)

**\$530,000**

01 October 2025 to 30 September 2026

Provided by:

COMPARABLE PROPERTIES

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.



9 RUBY CL, DELACOMBE, VIC 3356

4 2 2

Sale Price

**\$675,000**

Sale Date: 14/04/2026

Distance from Property: 620m



17 BRAHMAN DR, DELACOMBE, VIC 3356

4 2 2

Sale Price

**\$665,000**

Sale Date: 16/04/2026

Distance from Property: 1.2km



126 TAIT ST, BONSHAW, VIC 3352

4 2 2

Sale Price

**\$655,000**

Sale Date: 25/05/2026

Distance from Property: 143m

This report has been compiled on 13/10/2026 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

13/10/2026

### Property offered for sale

Address  
Including suburb and  
postcode

13 BECT STREET, SEBASTOPOL, VIC 3356

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 4             | 2              | 2               |                                           | 554m <sup>2</sup>                    |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$689,000

or

Range between

\$

&

\$

### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

### Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$530,000

Property type

HOUSE

Suburb

SEBASTOPOL

Period: from

01/10/2025

to

30/09/2026

Source



## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

### Comparable property 1

| Address                        | Sale price | Date of sale |
|--------------------------------|------------|--------------|
| 9 RUBY CL, DELACOMBE, VIC 3356 | \$675,000  | 14/04/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 4             | 2              | 2               |                                           | 551m <sup>2</sup>                    |

### Comparable property 2

| Address                            | Sale price | Date of sale |
|------------------------------------|------------|--------------|
| 17 BRAHMAN DR, DELACOMBE, VIC 3356 | \$665,000  | 16/04/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 4             | 2              | 2               |                                           | 591m <sup>2</sup>                    |

### Comparable property 3

| Address                        | Sale price | Date of sale |
|--------------------------------|------------|--------------|
| 126 TAIT ST, BONSHAW, VIC 3352 | \$655,000  | 25/05/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| HOUSE         | 4             | 2              | 2               | 250m <sup>2</sup>                         | 522m <sup>2</sup>                    |

## Reason there are fewer than three comparable properties

☐

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold

N/A

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

|                         |            |
|-------------------------|------------|
| Sale price              | \$675,000  |
| Unconditional sale date | 12/10/2026 |