

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

218 Kossuth Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$670,000 & \$695,000

Median sale price

Median price \$542,500 Property Type House Suburb Sebastopol

Period - From 01/01/2026 to 31/03/2026 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	26 Rance Rd DELACOMBE 3356	\$670,000	24/04/2026
2	6 Ellsworth Cl SEBASTOPOL 3356	\$682,500	17/04/2026
3	223 Kossuth St SEBASTOPOL 3356	\$680,500	21/10/2025

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:

13/05/2026 11:14



3 2 3

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$695,000

Median House Price

March quarter 2026: \$542,500

Comparable Properties



26 Rance Rd DELACOMBE 3356 (REI)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 24/04/2026

Property Type: House



6 Ellsworth Ct SEBASTOPOL 3356 (REI)

Agent Comments

4 2 4

Price: \$682,500

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 637 sqm approx



223 Kossuth St SEBASTOPOL 3356 (REI/VG)

Agent Comments

4 2 3

Price: \$680,500

Method: Private Sale

Date: 21/10/2025

Property Type: House

Land Size: 720 sqm approx

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