

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

4/118 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$390,000 & \$400,000

Median sale price

Median price \$400,000 Property Type Unit Suburb Sebastopol

Period - From 18/09/2025 to 17/09/2026 Source Property Data

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	4/3 Verdon St SEBASTOPOL 3356	\$400,000	06/06/2026
2	6/112 Grant St SEBASTOPOL 3356	\$390,000	14/05/2026
3	8/310 Albert St SEBASTOPOL 3356	\$380,000	08/04/2026

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:

18/09/2026 13:19



Property Type: Unit 1

Agent Comments

Comparable Properties



4/3 Verdon St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 06/06/2026

Property Type: Unit



6/112 Grant St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 14/05/2026

Property Type: Unit

Land Size: 247 sqm approx



8/310 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 08/04/2026

Property Type: Unit