

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 Zora Court, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$572,500

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2026

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	9 Ruby CI DELACOMBE 3356	\$675,000	14/04/2026
2	13 Zora Ct SEBASTOPOL 3356	\$630,000	30/03/2026
3	6 Zora Ct SEBASTOPOL 3356	\$628,000	05/03/2026

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:

28/07/2026 10:43



Property Type: House (Previously Occupied - Detached)
Land Size: 1656 sqm approx
Agent Comments

Indicative Selling Price
\$650,000
Median House Price
June quarter 2026: \$572,500

Comparable Properties

9 Ruby Ct DELACOMBE 3356 (VG)

Agent Comments



Price: \$675,000
Method: Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 551 sqm approx



13 Zora Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 795 sqm approx

6 Zora Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$628,000
Method: Private Sale
Date: 05/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 700 sqm approx