

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

44 Iona Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$520,000 & \$550,000

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	113 Warrina Dr DELACOMBE 3356	\$535,000	14/11/2025
2	21 Iona Dr SEBASTOPOL 3356	\$550,000	24/10/2025
3	18 Iona Dr SEBASTOPOL 3356	\$550,000	16/10/2025

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:

30/04/2026 14:08



3
 1
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Property Type: House
Land Size: 644 approx sqm
 approx
 Agent Comments

Indicative Selling Price
 \$520,000 - \$550,000
Median House Price
 March quarter 2026: \$542,500

Comparable Properties



113 Warrina Dr DELACOMBE 3356 (REI/VG)

Agent Comments

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Price: \$535,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 535 sqm approx



21 Iona Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 671 sqm approx



18 Iona Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 965 sqm approx

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