

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

52 Rowlands Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$390,000

&

\$420,000

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	3 Miller St SEBASTOPOL 3356	\$425,000	01/06/2026
2	149 Walker St SEBASTOPOL 3356	\$410,000	31/03/2026
3	1 Kyle St SEBASTOPOL 3356	\$423,250	26/11/2025

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:

18/09/2026 11:47



3
 1
 2

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
 \$390,000 - \$420,000
Median House Price
 June quarter 2026: \$572,500

Comparable Properties



3 Miller St SEBASTOPOL 3356 (REI)

Agent Comments

3
 1
 1

Price: \$425,000
Method: Private Sale
Date: 01/06/2026
Property Type: House
Land Size: 1052 sqm approx



149 Walker St SEBASTOPOL 3356 (REI)

Agent Comments

3
 2
 3

Price: \$410,000
Method: Auction Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 865 sqm approx



1 Kyle St SEBASTOPOL 3356 (REI)

Agent Comments

3
 1
 1

Price: \$423,250
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 619 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555