

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

8/310 Albert Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$355,000 & \$370,000

Median sale price

Median price \$386,000 Property Type Unit Suburb Sebastopol

Period - From 01/10/2025 to 31/12/2025 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	5/99 Grant St SEBASTOPOL 3356	\$370,000	17/11/2025
2	1/228 Albert St SEBASTOPOL 3356	\$361,150	11/11/2025
3	5/32 Edwards St SEBASTOPOL 3356	\$380,000	03/11/2025

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:

25/03/2026 09:14



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$355,000 - \$370,000
Median Unit Price
December quarter 2025: \$386,000

Comparable Properties

5/99 Grant St SEBASTOPOL 3356 (VG)

Agent Comments

2 - -

Price: \$370,000
Method: Sale
Date: 17/11/2025
Property Type: Flat/Unit/Apartment (Res)



1/228 Albert St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$361,150
Method: Private Sale
Date: 11/11/2025
Rooms: 4
Property Type: Unit



5/32 Edwards St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000
Method: Private Sale
Date: 03/11/2025
Property Type: Townhouse (Single)
Land Size: 150 sqm approx