

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 and
postcode

325 ALBERT STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

House

Suburb

Sebastopol

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

44 ORION STREET SEBASTOPOL VIC 3356	\$525,000	16-Apr-26
32 ALBION STREET SEBASTOPOL VIC 3356	\$568,500	31-Jan-26
14 NELSON STREET SEBASTOPOL VIC 3356	\$540,000	19-Feb-26

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 June 2026



**44 ORION STREET SEBASTOPOL
VIC 3356**

 3  2  2

Sold Price

\$525,000

Sold Date

16-Apr-26

Distance

2.58km



**32 ALBION STREET SEBASTOPOL
VIC 3356**

 3  2  1

Sold Price

\$568,500

Sold Date

31-Jan-26

Distance

1.64km



**14 NELSON STREET SEBASTOPOL
VIC 3356**

 3  1  1

Sold Price

\$540,000

Sold Date

19-Feb-26

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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