

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

53-61 ORION 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Sebastopol

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

920 EUREKA STREET BALLARAT EAST VIC 3350	\$2,300,000	05-Feb-25
210 SIM STREET BLACK HILL VIC 3350	\$1,575,000	10-Feb-24
13 GREENHAVEN COURT MOUNT CLEAR VIC 3350	\$1,370,000	14-Feb-24

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: 11 July 2025



**920 EUREKA STREET BALLARAT
EAST VIC 3350**

5 2 8

Sold Price **\$2,300,000** Sold Date **05-Feb-25**

Distance **5.38km**

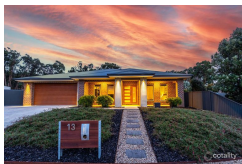


**210 SIM STREET BLACK HILL VIC
3350**

5 3 2

Sold Price **\$1,575,000** Sold Date **10-Feb-24**

Distance **5.54km**



**13 GREENHAVEN COURT MOUNT
CLEAR VIC 3350**

4 2 -

Sold Price **\$1,370,000** Sold Date **14-Feb-24**

Distance **3.14km**

RS = Recent sale **UN** = Undisclosed Sale

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