

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

42 ALBION 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

or range
between

\$700,000

&

\$750,000

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

616 RIPON STREET SOUTH REDAN VIC 3350	\$650,000	17-Feb-24
18 MAGPIE STREET GOLDEN POINT VIC 3350	\$665,000	11-Apr-25
419 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	\$890,000	01-Nov-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: 21 July 2025



**616 RIPON STREET SOUTH REDAN
VIC 3350**

Sold Price

\$650,000

Sold Date

17-Feb-24



3



1



1

Distance

2.61km



**18 MAGPIE STREET GOLDEN POINT
VIC 3350**

Sold Price

^{RS} **\$665,000**

Sold Date

11-Apr-25



3



1



2

Distance

3.87km



**419 LYONS STREET SOUTH
BALLARAT CENTRAL VIC 3350**

Sold Price

\$890,000

Sold Date

01-Nov-24



3



1



2

Distance

3.21km

RS = Recent sale

UN = Undisclosed Sale

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