

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

2/17 HILL 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	\$420,000	&	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$351,250	Property type	Unit	Suburb	Sebastopol
Period-from	01 Dec 2024	to	30 Nov 2025	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
1/30 ORION STREET SEBASTOPOL VIC 3356	\$423,000	21-Jan-25
14 KEVLAR CLOSE CANADIAN VIC 3350	\$425,000	14-Jan-25
11 MILICENT PLACE BALLARAT EAST VIC 3350	\$440,000	02-Jun-25

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: 19 December 2025



1/30 ORION STREET SEBASTOPOL Sold Price
VIC 3356

 3  2  2

\$423,000 Sold Date **21-Jan-25**

Distance **0.88km**



14 KEVLAR CLOSE CANADIAN VIC Sold Price
3350

 3  2  1

\$425,000 Sold Date **14-Jan-25**

Distance **4.2km**



11 MILICENT PLACE BALLARAT Sold Price
EAST VIC 3350

 3  2  2

Sold Price

\$440,000 Sold Date **02-Jun-25**

Distance **4.52km**

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

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