

## 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

1 BILSTON PLACE 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	\$525,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$355,000	Property type	Unit	Suburb	Sebastopol
Period-from	01 Jan 2025	to	31 Dec 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
3/110 YARROWEE PARADE REDAN VIC 3350	\$500,000	28-May-25
2 NADER CLOSE REDAN VIC 3350	\$530,000	13-Oct-25
8 ALFRED STREET SEBASTOPOL VIC 3356	\$520,000	20-Aug-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: 11th February 2026



**3/110 YAROWEE PARADE REDAN** Sold Price  
VIC 3350

 4  2  1

**\$500,000** Sold Date **28-May-25**

Distance **1.48km**



**2 NADER CLOSE REDAN VIC 3350** Sold Price

**\$530,000** Sold Date **13-Oct-25**

 3  2  1

Distance **0.97km**



**8 ALFRED STREET SEBASTOPOL VIC 3356** Sold Price

**\$520,000** Sold Date **20-Aug-25**

 3  2  -

Distance **1.12km**

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

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