

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 or
locality and postcode

1/38 Orion Street, Sebastopol Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price

Median price \$370,000

Property Type Townhouse

Suburb Sebastopol

Period - From 12/02/2024

to 11/02/2025

Source Property Data

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	1/705 Skipton St REDAN 3350	\$350,000	11/02/2025
2	10 Bilston PI SEBASTOPOL 3356	\$351,000	14/12/2024
3	3/38 Orion St SEBASTOPOL 3356	\$345,000	06/10/2023

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:

12/02/2025 12:55



Rooms: 5
Property Type: Townhouse (Single)
Land Size: 226 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$350,000
Median Townhouse Price
12/02/2024 - 11/02/2025: \$370,000

Comparable Properties



1/705 Skipton St REDAN 3350 (REI)

[Agent Comments](#)



Price: \$350,000
Method: Private Sale
Date: 11/02/2025
Property Type: House



10 Bilston PI SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)



Price: \$351,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 176 sqm approx



3/38 Orion St SEBASTOPOL 3356 (REI/VG)

[Agent Comments](#)



Price: \$345,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 192 sqm approx