

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

12 Bridge Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$457,000

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 eighteen 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	120 Albert St SEBASTOPOL 3356	\$501,000	15/10/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

19/09/2025 16:13

12 Bridge Street, Sebastopol Vic 3356



Kyle Anderson
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Indicative Selling Price
\$485,000

Median House Price
June quarter 2025: \$457,000



5 3 2

Rooms: 11
Property Type: House
Land Size: 407 sqm approx
Agent Comments

Comparable Properties



120 Albert St SEBASTOPOL 3356 (REI)

Agent Comments

5 2 2

Price: \$501,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)

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 eighteen months.

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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