

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

15 Bluestone Way, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$209,950

Median sale price

Median price

\$180,000

Property Type

Vacant land

Suburb

Sebastopol

Period - From

13/10/2024

to

12/10/2025

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	20 Davcol Dr SEBASTOPOL 3356	\$200,000	27/08/2025
2	85 Berrigan Dr BONSHAW 3352	\$216,000	12/07/2025
3	203 Tait St SEBASTOPOL 3356	\$230,000	24/03/2025

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:

13/10/2025 13:58

15 Bluestone Way, Sebastopol Vic 3356



Kyle Anderson

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Indicative Selling Price

\$209,950

Median Land Price

13/10/2024 - 12/10/2025: \$180,000



Property Type: Land

Land Size: 304 sqm approx

Agent Comments

Comparable Properties



20 Davcol Dr SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 27/08/2025

Property Type: Land (Res)

Land Size: 420 sqm approx



85 Berrigan Dr BONSHAW 3352 (REI)

Agent Comments



Price: \$216,000

Method: Private Sale

Date: 12/07/2025

Property Type: Land

Land Size: 402 sqm approx



203 Tait St SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 24/03/2025

Property Type: Land

Land Size: 448 sqm approx

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



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