

# 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

2/2 Sayle Street, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$345,000 & \$355,000

### Median sale price

Median price \$355,000 Property Type Unit Suburb Sebastopol

Period - From 01/01/2025 to 31/03/2025 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 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	1/38 Orion St SEBASTOPOL 3356	\$350,000	14/04/2025
2	8/3 Verdon St SEBASTOPOL 3356	\$330,000	26/03/2025
3	1/38 Yarrowee St SEBASTOPOL 3356	\$330,000	11/06/2024

**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:

15/04/2025 10:47



2   1   1

**Rooms:** 3  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 290 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$345,000 - \$355,000  
**Median Unit Price**  
March quarter 2025: \$355,000

## Comparable Properties



**1/38 Orion St SEBASTOPOL 3356 (REI)**

[Agent Comments](#)

2   1   2

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** Unit



**8/3 Verdon St SEBASTOPOL 3356 (REI)**

[Agent Comments](#)

2   1   2

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Unit  
**Land Size:** 262 sqm approx



**1/38 Yarrowee St SEBASTOPOL 3356 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$330,000  
**Method:** Sale by Tender  
**Date:** 11/06/2024  
**Property Type:** Unit

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