

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/22a Kent Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$379,000 & \$390,000

Median sale price

Median price \$385,000 Property Type Townhouse Suburb Sebastopol

Period - From 24/03/2024 to 23/03/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	117c Lonsdale St REDAN 3350	\$400,000	21/02/2025
2	2/23 Beverin St SEBASTOPOL 3356	\$415,000	18/02/2025
3	6a Gray St SEBASTOPOL 3356	\$395,000	16/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/03/2025 15:48



 3
  1
  1

Rooms: 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$379,000 - \$390,000

Median Townhouse Price

24/03/2024 - 23/03/2025: \$385,000

Comparable Properties



117c Lonsdale St REDAN 3350 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$400,000

Method: Private Sale

Date: 21/02/2025

Property Type: House

Land Size: 228 sqm approx



2/23 Beverin St SEBASTOPOL 3356 (REI)

Agent Comments

 3
  2
  2

Price: \$415,000

Method: Private Sale

Date: 18/02/2025

Property Type: Townhouse (Single)

Land Size: 293 sqm approx



6a Gray St SEBASTOPOL 3356 (REI/VG)

Agent Comments

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  1
  1

Price: \$395,000

Method: Private Sale

Date: 16/12/2024

Property Type: House

Land Size: 302 sqm approx

Account - Fletchers | P: 03 5333 4797