

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

4/40 Alexandra Close, Sebastopol Vic 3356

Indicative selling price

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

Range between \$310,000

&

\$320,000

Median sale price

Median price \$353,250

Property Type Unit

Suburb Sebastopol

Period - From 01/07/2024

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 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 | 6/12 Rowlands St SEBASTOPOL 3356 | \$325,000 | 06/08/2025 |
| 2 | 8/120 Grant St SEBASTOPOL 3356 | \$310,000 | 09/05/2025 |
| 3 | 8/3 Verdon St SEBASTOPOL 3356 | \$330,000 | 26/03/2025 |

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:

26/08/2025 15:54

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$310,000 - \$320,000
Median Unit Price
Year ending June 2025: \$353,250

Comparable Properties



6/12 Rowlands St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 06/08/2025
Property Type: Unit
Land Size: 172 sqm approx



8/120 Grant St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 09/05/2025
Property Type: Unit



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

Agent Comments



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