

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 82 Yarrowee Street, Sebastopol Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$525,000 & \$555,000

Median sale price

Median price \$455,750 Property Type House Suburb Sebastopol

Period - From 01/07/2025 to 30/09/2025 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	62 Albert St SEBASTOPOL 3356	\$525,000	03/10/2025
2	104a Cooke St REDAN 3350	\$560,000	15/08/2025
3	202 Spencer St SEBASTOPOL 3356	\$515,250	14/07/2025

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: 28/10/2025 10:27



Rooms: 7

Property Type: House

Land Size: 481 sqm approx

Agent Comments

Comparable Properties



62 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 03/10/2025

Property Type: House

Land Size: 759 sqm approx



104a Cooke St REDAN 3350 (VG)

Agent Comments



Price: \$560,000

Method: Sale

Date: 15/08/2025

Property Type: House (Res)

Land Size: 752 sqm approx



202 Spencer St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$515,250

Method: Private Sale

Date: 14/07/2025

Property Type: House

Land Size: 648 sqm approx