

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 and
postcode

5/195A YARROWEE STREET SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Sebastopol

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

8/195A YARROWEE STREET SEBASTOPOL VIC 3356	\$392,500	14-May-25
10 WILSONS LANE SEBASTOPOL VIC 3356	\$405,000	26-Jul-25
3/12A EDWARDS STREET SEBASTOPOL VIC 3356	\$406,000	26-Jul-25

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.~~

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**8/195A YARROWEE STREET
SEBASTOPOL VIC 3356**

3 1 1

Sold Price

\$392,500

Sold Date **14-May-25**

Distance

0km



**10 WILSONS LANE SEBASTOPOL
VIC 3356**

3 1 1

Sold Price

\$405,000

Sold Date **26-Jul-25**

Distance

0.79km



**3/12A EDWARDS STREET
SEBASTOPOL VIC 3356**

3 1 1

Sold Price

\$406,000

Sold Date **26-Jul-25**

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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