

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

209 Rubicon Street, Sebastopol Vic 3356

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$464,500 Property Type House Suburb Sebastopol

Period - From 01/01/2025 to 31/12/2025 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	401 Rubicon St SEBASTOPOL 3356	\$495,000	15/01/2026
2	206 Leith St REDAN 3350	\$472,000	28/11/2025
3	108 Hampden St REDAN 3350	\$461,000	26/11/2025

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:

20/02/2026 16:56



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Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending December 2025: \$464,500

Comparable Properties



401 Rubicon St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 667 sqm approx



206 Leith St REDAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$472,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 251 sqm approx



108 Hampden St REDAN 3350 (REI/VG)

Agent Comments

3 1 3

Price: \$461,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 491 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300