

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

2/40 SPENCER 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$356,500

Property type

Unit

Suburb

Sebastopol

Period-from

01 Mar 2025

to

28 Feb 2026

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

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

This Statement of Information was prepared on: 06 March 2026



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

3 1 1

Sold Price **\$406,000** Sold Date **26-Jul-25**

Distance **0.78km**



**10 WILSONS LANE SEBASTOPOL
VIC 3356**

3 1 1

Sold Price **\$405,000** Sold Date **26-Jul-25**

Distance **0.65km**



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

3 1 1

Sold Price **\$392,500** Sold Date **14-May-25**

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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