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	333 Vickers Street, Sebastopol Vic 3356

Indicative selling price

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

Range between $575,000 & $615,000

Median sale price

Median price $512,000 Property Type House Suburb Sebastopol

Period - From 01/07/2025 to 30/06/2026 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	4 Prophecy Rd BONSHAW 3352	$600,500	04/03/2026
2	25 Linkage St BONSHAW 3352	$600,000	24/02/2026
3	15 Marion St BONSHAW 3352	$605,000	21/01/2026

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: 27/07/2026 10:36

333 Vickers Street, Sebastopol Vic 3356



4

Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$575,000 - $615,000
Median House Price
Year ending June 2026: $512,000

Comparable Properties



4 Prophecy Rd BONSHAW 3352 (REI/VG)

4 2 2

Price: $600,500
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 350 sqm approx

Agent Comments

25 Linkage St BONSHAW 3352 (REI)

4 2 2

Price: $600,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)

Agent Comments

15 Marion St BONSHAW 3352 (REI)

4 2 2

Price: $605,000
Method: Private Sale
Date: 21/01/2026
Property Type: House (Res)

Agent Comments

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

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