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	5 Cook Close, Sebastopol Vic 3356

Indicative selling price

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

Range between $500,000 & $550,000

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	121 Walker St SEBASTOPOL 3356	$525,000	20/04/2026
2	149 Albert St SEBASTOPOL 3356	$500,000	23/02/2026
3	4 Cook Cl SEBASTOPOL 3356	$545,000	22/01/2026

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: 05/08/2026 16:30

5 Cook Close, Sebastopol Vic 3356



3 1 2

Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
Year ending June 2026: $512,000

Comparable Properties



121 Walker St SEBASTOPOL 3356 (REI)

3 1 2

Price: $525,000
Method: Private Sale
Date: 20/04/2026
Property Type: House (Res)

Agent Comments



149 Albert St SEBASTOPOL 3356 (REI/VG)

3 1 2

Price: $500,000
Method: Private Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments



4 Cook Cl SEBASTOPOL 3356 (REI/VG)

3 1 3

Price: $545,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 664 sqm approx

Agent Comments

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

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