

# 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

3/75 Albert Street, Sebastopol, Vic 3356


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$335,000 & \$365,000

### Median sale price

Median price \$475,000 Property type Unit Suburb Sebastopol

Period - From 01/03/2025 to 28/02/2026 Source  PropTrack

### 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 eighteen 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
10 Bilston Place, Sebastopol, VIC 3356	\$351,000	14/12/2024
2 Sasha Court, Sebastopol, VIC 3356	\$365,000	18/11/2025
3/906 Talbot Street, Redan, VIC 3350	\$360,000	21/05/2025

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 eighteen months.~~

This Statement of Information was prepared on: 31/03/2026