

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

13 Lewis Court, Sebastopol Vic 3356

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$542,500 Property Type House Suburb Sebastopol

Period - From 01/01/2026 to 31/03/2026 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	19 Grandison Av MOUNT CLEAR 3350	\$600,000	25/06/2026
2	9 Riverview Ct SEBASTOPOL 3356	\$580,000	06/05/2026
3	6 Lewis Ct SEBASTOPOL 3356	\$615,000	01/05/2026

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:

03/07/2026 11:54



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Property Type: House
Land Size: 555 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000 - \$595,000
Median House Price
 March quarter 2026: \$542,500

Comparable Properties



19 Grandison Av MOUNT CLEAR 3350 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 693 sqm approx

9 Riverview Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 06/05/2026
Property Type: House (Res)
Land Size: 557 sqm approx



6 Lewis Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

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Price: \$615,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 572 sqm approx

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