

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/195a Yarrowee Street, Sebastopol Vic 3356

Indicative selling price

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

Single price

\$439,500

Median sale price

Median price

\$420,000

Property Type

Townhouse

Suburb

Sebastopol

Period - From

17/07/2025

to

16/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	10/9 Burnett St SEBASTOPOL 3356	\$470,000	10/07/2026
2	12 Gumdale PI SEBASTOPOL 3356	\$460,000	15/04/2026
3	5/195a Yarrowee St SEBASTOPOL 3356	\$431,000	05/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/07/2026 16:48

7/195a Yarrowee Street, Sebastopol Vic 3356



Kyle Anderson

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Indicative Selling Price

\$439,500

Median Townhouse Price

17/07/2025 - 16/07/2026: \$420,000



3 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



10/9 Burnett St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 10/07/2026

Rooms: 4

Property Type: Townhouse (Res)



12 Gumdale PI SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 1

Price: \$460,000

Method: Private Sale

Date: 15/04/2026

Property Type: Unit

Land Size: 231 sqm approx



5/195a Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 1

Price: \$431,000

Method: Private Sale

Date: 05/03/2026

Property Type: Unit

Land Size: 179 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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