

# 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

1/615 Talbot Street South, Redan Vic 3350

### Indicative selling price

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

Single price \$339,000

### Median sale price

Median price \$367,500

Property Type Unit

Suburb Redan

Period - From 28/04/2025

to 27/04/2026

Source Property Data

### 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	6/33 Albion St SEBASTOPOL 3356	\$325,000	06/03/2026
2	7/607 Talbot St.S REDAN 3350	\$323,000	16/01/2026
3	3/7 Clarkson St SEBASTOPOL 3356	\$320,000	30/08/2025

**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 18 months.~~

This Statement of Information was prepared on:

28/04/2026 10:52



**Property Type:** Unit

**Land Size:** 159 sqm approx

**Agent Comments**

## Comparable Properties



**6/33 Albion St SEBASTOPOL 3356 (VG)**

**Agent Comments**



**Price:** \$325,000

**Method:** Sale

**Date:** 06/03/2026

**Property Type:** Flat/Unit/Apartment (Res)



**7/607 Talbot St.S REDAN 3350 (REI)**

**Agent Comments**



**Price:** \$323,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Unit



**3/7 Clarkson St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Unit