

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

102-104 Edwards Street, Sebastopol Vic 3356

Indicative selling price

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

Range between

\$630,000

&

\$660,000

Median sale price

Median price

\$572,500

Property Type

House

Suburb

Sebastopol

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	27 Webster Dr SEBASTOPOL 3356	\$665,000	23/04/2026
2	4 Ellsworth Cl SEBASTOPOL 3356	\$651,000	20/04/2026
3	13 Zora Ct SEBASTOPOL 3356	\$630,000	30/03/2026

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:

03/09/2026 10:19



 4  2  3

Property Type: House

Land Size: 1337 sqm approx

Agent Comments

Comparable Properties



27 Webster Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$665,000

Method: Private Sale

Date: 23/04/2026

Property Type: House

Land Size: 811 sqm approx



4 Ellsworth Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$651,000

Method: Private Sale

Date: 20/04/2026

Property Type: House (Res)

Land Size: 661 sqm approx



13 Zora Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

 4  1  4

Price: \$630,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 795 sqm approx