

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

10 WESTCLIFFE CRESCENT SEBASTOPOL VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

House

Suburb

Sebastopol

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

10 PARKHAVEN COURT MOUNT CLEAR VIC 3350	\$725,000	25-May-26
7 PLATFORM CLOSE MOUNT CLEAR VIC 3350	\$800,000	15-Apr-26
14 CANADIAN CRESCENT CANADIAN VIC 3350	\$740,000	17-Apr-26

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: 09 June 2026


**10 PARKHAVEN COURT MOUNT
CLEAR VIC 3350**
 4
  2
  2

Sold Price

^{RS}
\$725,000

Sold Date

25-May-26

Distance

2.74km

**7 PLATFORM CLOSE MOUNT
CLEAR VIC 3350**
 4
  2
  3

Sold Price

^{RS}
\$800,000

Sold Date

15-Apr-26

Distance

3.05km

**14 CANADIAN CRESCENT
CANADIAN VIC 3350**
 4
  2
  2

Sold Price

^{RS}
\$740,000

Sold Date

17-Apr-26

Distance

3.55km
RS = Recent sale

UN = Undisclosed Sale

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