

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

44 Iona Drive, Sebastopol Vic 3356

Indicative selling price

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

Range between \$475,000 & \$505,000

Median sale price

Median price \$510,000 Property Type House Suburb Sebastopol

Period - From 23/06/2025 to 22/06/2026 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	113 Warrina Dr DELACOMBE 3356	\$535,000	14/11/2025
2	21 Iona Dr SEBASTOPOL 3356	\$550,000	24/10/2025
3	18 Iona Dr SEBASTOPOL 3356	\$550,000	16/10/2025

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:

23/06/2026 14:59

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Indicative Selling Price

\$475,000 - \$505,000

Median House Price

23/06/2025 - 22/06/2026: \$510,000



3 1 3

Property Type: House

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



113 Warrina Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 3

Price: \$535,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 535 sqm approx



21 Iona Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 24/10/2025

Property Type: House (Res)

Land Size: 671 sqm approx



18 Iona Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 4

Price: \$550,000

Method: Private Sale

Date: 16/10/2025

Property Type: House

Land Size: 965 sqm approx

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