

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	4 Jones Drive, Sebastopol VIC 3356
Indicative Selling Price	\$370,000 – \$400,000
Property Type	Residential vacant land
Land Size	Approximately 726m ²

Comparable Property Sales

Address	Price	Date	Details
8 Crown Street, Sebastopol VIC	\$370,000	Dec 2025	1,075m ²
12 Crown Street, Sebastopol VIC	\$315,000	Sep 2025	Residential land
10 Crown Street, Sebastopol VIC	\$257,000	Dec 2025	Residential land
4 Jones Drive, Sebastopol VIC	Sold (2023)	2023	Subject property prior sale

Agent Comment

The indicative selling price reflects recent land sales within Sebastopol, with comparable allotments transacting between approximately \$250,000 and \$370,000 over the past 6–12 months. The property is positioned toward the upper end of this range due to its larger land size and desirable location.