

# 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

Lot 7/200 Grant Street, Sebastopol Vic 3356

### Indicative selling price

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

Single price \$264,000

### Median sale price

Median price \$205,000

Property Type Vacant land

Suburb Sebastopol

Period - From 19/03/2024

to 18/03/2025

Source Property Data

### 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	10 Alma St SEBASTOPOL 3356	\$230,000	12/08/2024
2	201a Spencer St SEBASTOPOL 3356	\$269,000	22/05/2024
3	7 Bluestone Way SEBASTOPOL 3356	\$265,000	21/11/2023

**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:

19/03/2025 11:40



**Property Type:** Land

**Agent Comments**

**Indicative Selling Price**

\$264,000

**Median Land Price**

19/03/2024 - 18/03/2025: \$205,000

## Comparable Properties



**10 Alma St SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**



**Price:** \$230,000

**Method:** Private Sale

**Date:** 12/08/2024

**Property Type:** Land

**Land Size:** 361 sqm approx



**201a Spencer St SEBASTOPOL 3356 (VG)**

**Agent Comments**



**Price:** \$269,000

**Method:** Sale

**Date:** 22/05/2024

**Property Type:** Land

**7 Bluestone Way SEBASTOPOL 3356 (VG)**

**Agent Comments**



**Price:** \$265,000

**Method:** Sale

**Date:** 21/11/2023

**Property Type:** Land

**Land Size:** 361 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555