Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 27/10/2026

Property offered for sale

Address
Including suburb and postcode: 278 Tait Street, Sebastopol Vic 3356

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	168.29	420

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $640,000 & $660,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $525,000 | Property type: House | Suburb: Sebastopol

Period: from 27/10/2025 to 26/10/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	62 Cherry Flat Rd SMYTHES CREEK 3351		
Sale price	$660,000	Date of sale	21/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	450

Comparable property 2

Address	95 Anglesea St WINTER VALLEY 3358		
Sale price	$635,000	Date of sale	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	490

Comparable property 3

Address	11 Nosilla St SMYTHES CREEK 3351		
Sale price	$658,000	Date of sale	10/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	512

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=734809bb5b8c1c1aaf047f91bba404f6

278 Tait Street, Sebastopol Vic 3356

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4 2 2

Rooms: 8
Property Type: House
Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $660,000
Median House Price
27/10/2025 - 26/10/2026: $525,000

Comparable Properties



62 Cherry Flat Rd SMYTHES CREEK 3351 (REI)

4 2 2

Price: $660,000
Method: Private Sale
Date: 21/09/2026
Property Type: House
Land Size: 450 sqm approx

Agent Comments



95 Anglesea St WINTER VALLEY 3358 (REI)

4 2 2

Price: $635,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 490 sqm approx

Agent Comments



11 Nosilla St SMYTHES CREEK 3351 (REI)

4 2 2

Price: $658,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 512 sqm approx

Agent Comments

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