

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

8 CROWN STREET 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

\$384,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$160,000

Property type

Land

Suburb

Sebastopol

Period-from

01 Oct 2024

to

30 Sep 2025

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

22 KARDINIA STREET BONSHAW VIC 3352	\$265,000	12-Nov-24
16 COPPLESON STREET BONSHAW VIC 3352	\$275,000	11-Jun-25
27 WEBB ROAD BONSHAW VIC 3352	\$260,000	28-Nov-24

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: 16 October 2025



**22 KARDINIA STREET BONSHAW
VIC 3352**

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Sold Price

\$265,000

Sold Date

12-Nov-24

Distance

1.48km



**16 COPPLESON STREET BONSHAW
VIC 3352**

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Sold Price

\$275,000

Sold Date

11-Jun-25

Distance

1.5km



**27 WEBB ROAD BONSHAW VIC
3352**

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Sold Price

\$260,000

Sold Date

28-Nov-24

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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