

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

89 BIRDWOOD AVENUE 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Sebastopol

Period-from

01 Feb 2025

to

31 Jan 2026

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

14 JOSEPHINE WAY SEBASTOPOL VIC 3356	\$607,500	05-Jun-25
25 JOSEPHINE WAY SEBASTOPOL VIC 3356	\$600,000	01-Oct-25
29 JOSEPHINE WAY SEBASTOPOL VIC 3356	\$600,000	09-Dec-25

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: 21 February 2026


**14 JOSEPHINE WAY SEBASTOPOL
VIC 3356**
 4
  2
  4

Sold Price

\$607,500

Sold Date

05-Jun-25

Distance

0.28km

**25 JOSEPHINE WAY SEBASTOPOL
VIC 3356**
 4
  2
  4

Sold Price

\$600,000

Sold Date

01-Oct-25

Distance

0.29km

**29 JOSEPHINE WAY SEBASTOPOL
VIC 3356**
 4
  2
  2

Sold Price

Sold Date

09-Dec-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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