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 or locality and postcode: 9132 Western Highway, Leigh Creek Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $390,000 & $410,000

Median sale price*

Median price | Property Type | Suburb: Leigh Creek

Period - From | to | Source

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
1	315 Bungaree Wallace Rd BUNGAREE 3352	$280,000	26/02/2025
2	218 Melbourne Rd BROWN HILL 3350	$455,000	08/02/2025
3	2590 Old Melbourne Rd DUNNSTOWN 3352	$520,000	29/08/2024

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: 06/02/2026 14:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

9132 Western Highway, Leigh Creek Vic 3352

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Property Type:
Agent Comments

Indicative Selling Price
$390,000 - $410,000
No median price available

Comparable Properties



315 Bungaree Wallace Rd BUNGAREE 3352 (REI/VG)

3 | 1 | -

Agent Comments

Price: $280,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 907 sqm approx



218 Melbourne Rd BROWN HILL 3350 (REI/VG)

3 | 1 | 3

Agent Comments

Price: $455,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 1403 sqm approx



2590 Old Melbourne Rd DUNNSTOWN 3352 (REI/VG)

3 | 1 | 1

Agent Comments

Price: $520,000
Method: Sale by Tender
Date: 29/08/2024
Property Type: House
Land Size: 2000 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408

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