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: 304 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Single price: $165,000

Median sale price

Median price: $295,000 Property Type: Vacant land Suburb: Ballarat East

Period - From: 01/06/2025 to: 31/05/2026 Source: Property Data

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 eighteen 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	302 Eureka St BALLARAT EAST 3350	$180,000	05/12/2025
2	2a Hillside Dr BALLARAT NORTH 3350	$180,000	22/07/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 01/06/2026 13:35

304 Eureka Street, Ballarat East Vic 3350

JellisCraig



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Property Type: Residential Land
Land Size: 437 sqm approx

Agent Comments

Indicative Selling Price
$165,000
Median Land Price
01/06/2025 - 31/05/2026: $295,000

Comparable Properties



302 Eureka St BALLARAT EAST 3350 (REI/VG)

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Price: $180,000
Method: Private Sale
Date: 05/12/2025
Property Type: Land
Land Size: 392 sqm approx

Agent Comments



2a Hillside Dr BALLARAT NORTH 3350 (VG)

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Price: $180,000
Method: Sale
Date: 22/07/2025
Property Type: Land
Land Size: 364 sqm approx

Agent Comments

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 eighteen months.

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

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