

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

11 East Street South, Bakery Hill Vic 3350

Indicative selling price

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

Range between

\$560,000

&

\$580,000

Median sale price

Median price

\$564,000

Property Type

House

Suburb

Bakery Hill

Period - From

13/04/2025

to

12/04/2026

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 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	404 Barkly St GOLDEN POINT 3350	\$595,000	27/11/2025
2	104 Nelson St BALLARAT EAST 3350	\$640,000	12/09/2025
3	17 St Pauls Way BALLARAT EAST 3350	\$649,000	15/07/2025

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:

13/04/2026 13:26



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median House Price
13/04/2025 - 12/04/2026: \$564,000

Comparable Properties



404 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 293 sqm approx



104 Nelson St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 320 sqm approx



17 St Pauls Way BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$649,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 336 sqm approx