

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 14 East Street North, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$520,000 Property Type House Suburb Ballarat East

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	8 Eureka Gdns EUREKA 3350	\$532,500	21/11/2025
2	26 James St GOLDEN POINT 3350	\$545,000	21/10/2025
3	102a Johns St BALLARAT EAST 3350	\$545,000	19/09/2025

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: 03/03/2026 15:53



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Property Type: Townhouse
(Single)
Land Size: 153 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$550,000
Median House Price
Year ending December 2025: \$520,000

Comparable Properties



8 Eureka Gdns EUREKA 3350 (VG)

Agent Comments

3 - -

Price: \$532,500
Method: Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 212 sqm approx



26 James St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$545,000
Method: Private Sale
Date: 21/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 254 sqm approx



102a Johns St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$545,000
Method: Private Sale
Date: 19/09/2025
Property Type: House
Land Size: 317 sqm approx

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