

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 912 Eureka Street, 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

Single price \$975,000

Median sale price

Median price \$520,000

Property Type House

Suburb Ballarat East

Period - From 11/03/2025

to 10/03/2026

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	236 Glenisla Rd NERRINA 3350	\$952,000	14/11/2025
2	4 Delmela Ct BROWN HILL 3350	\$925,000	18/11/2024
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:

11/03/2026 16:16



Rooms: 2
Property Type: House
Land Size: 17670 sqm approx
 Agent Comments

Indicative Selling Price
 \$975,000
Median House Price
 11/03/2025 - 10/03/2026: \$520,000

Comparable Properties



236 Glenisla Rd NERRINA 3350 (REI/VG)

Agent Comments



Price: \$952,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 55740 sqm approx



4 Delmela Ct BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 16187.44 sqm approx

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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