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	305 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $570,000 Property Type House Suburb Ballarat East

Period - From 01/01/2026 to 31/03/2026 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	29 Ford St EUREKA 3350	$496,644	19/01/2026
2	23 Glazebrook St BALLARAT EAST 3350	$498,100	13/11/2025
3	21 Glazebrook St BALLARAT EAST 3350	$500,000	16/05/2025

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: 29/06/2026 16:30

305 Eureka Street, Ballarat East Vic 3350



2 1 0

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median House Price
March quarter 2026: $570,000

Comparable Properties



29 Ford St EUREKA 3350 (VG)

3 - -

Price: $496,644
Method: Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



23 Glazebrook St BALLARAT EAST 3350 (REI/VG)

2 1 1

Price: $498,100
Method: Private Sale
Date: 13/11/2025
Rooms: 4
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments



21 Glazebrook St BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $500,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 327 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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