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 and postcode	18 GEORGE STREET EUREKA VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~	$495,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,250	Property type	House	Suburb	Eureka
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

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
134 EUREKA STREET BALLARAT EAST VIC 3350	$520,000	09-Nov-24
36 DYTE PARADE BALLARAT EAST VIC 3350	$520,000	21-May-24
319 EUREKA STREET BALLARAT EAST VIC 3350	$515,000	26-Sep-24

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: 23rd June 2025

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134 EUREKA STREET BALLARAT EAST VIC 3350

3 1 2

Sold Price RS $520,000 Sold Date 09-Nov-24

Distance 0.6km



36 DYTE PARADE BALLARAT EAST VIC 3350

3 1 2

Sold Price $520,000 Sold Date 21-May-24

Distance 0.57km



319 EUREKA STREET BALLARAT EAST VIC 3350

3 1 1

Sold Price RS $515,000 Sold Date 26-Sep-24

Distance 0.15km

RS = Recent sale **UN** = Undisclosed Sale

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