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	65 Spencer Road, Ballan Vic 3342

Indicative selling price

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

Range between $325,000 & $335,000

Median sale price

Median price $315,000 Property Type Vacant land Suburb Ballan

Period - From 24/04/2024 to 23/04/2025 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	1 Eastwood Ct BALLAN 3342	$335,000	04/02/2025
2	14a Spencer Rd BALLAN 3342	$360,000	03/02/2025
3	12 Luis St BALLAN 3342	$342,000	22/11/2023

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: 24/04/2025 15:02

65 Spencer Road, Ballan Vic 3342



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Property Type: Land

Agent Comments

Indicative Selling Price
$325,000 - $335,000
Median Land Price
24/04/2024 - 23/04/2025: $315,000

Comparable Properties



1 Eastwood Ct BALLAN 3342 (REI/VG)

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Price: $335,000
Method: Private Sale
Date: 04/02/2025
Property Type: Land
Land Size: 809 sqm approx

Agent Comments

14a Spencer Rd BALLAN 3342 (VG)

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Price: $360,000
Method: Sale
Date: 03/02/2025
Property Type: Land
Land Size: 1412 sqm approx

Agent Comments

12 Luis St BALLAN 3342 (VG)

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Price: $342,000
Method: Sale
Date: 22/11/2023
Property Type: Land
Land Size: 807 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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