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	416 Eureka Street, Eureka Vic 3350

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $500,000 Property Type House Suburb Eureka

Period - From 01/04/2024 to 31/03/2025 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	130 Eureka St BALLARAT EAST 3350	$366,000	11/03/2025
2	11 Little Dodds St GOLDEN POINT 3350	$370,000	17/02/2025
3	5 Linaker La GOLDEN POINT 3350	$350,000	23/10/2024

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: 27/05/2025 13:26

416 Eureka Street, Eureka Vic 3350



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 548 sqm approx

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median House Price
Year ending March 2025: $500,000

Comparable Properties



130 Eureka St BALLARAT EAST 3350 (REI)

3 1 1

Price: $366,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 398 sqm approx

Agent Comments



11 Little Dodds St GOLDEN POINT 3350 (REI/VG)

3 1 2

Price: $370,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 561 sqm approx

Agent Comments



5 Linaker La GOLDEN POINT 3350 (REI/VG)

3 1 2

Price: $350,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 730 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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