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	5/405 Eureka Street, Eureka Vic 3350

Indicative selling price

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

Range between $355,000 & $365,000

Median sale price*

Median price | Property Type | Suburb Eureka

Period - From | to | Source

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	4/1010 Geelong Rd MOUNT CLEAR 3350	$370,000	24/01/2025
2	10/240 Lal Lal St CANADIAN 3350	$370,000	03/12/2024
3	306 Humffray St.S GOLDEN POINT 3350	$340,000	30/04/2025

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: 06/05/2025 10:57

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

5/405 Eureka Street, Eureka Vic 3350



2 1 1

Property Type: Unit
Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price
$355,000 - $365,000
No median price available

Comparable Properties

4/1010 Geelong Rd MOUNT CLEAR 3350 (REI)

2 1 1

Price: $370,000
Method:
Date: 24/01/2025
Property Type: Unit

Agent Comments

10/240 Lal Lal St CANADIAN 3350 (REI)

2 1 1

Price: $370,000
Method:
Date: 03/12/2024
Property Type: Unit

Agent Comments



306 Humffray St.S GOLDEN POINT 3350 (REI)

2 1 -

Price: $340,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 171 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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