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	409 Skipton Street, Redan Vic 3350

Indicative selling price

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

Single price $380,000

Median sale price

Median price $456,000 Property Type House Suburb Redan

Period - From 01/07/2025 to 30/09/2025 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	40 Ebden St BALLARAT EAST 3350	$370,000	31/07/2025
2	38a Ebden St BALLARAT EAST 3350	$370,000	16/01/2025
3	19 James St GOLDEN POINT 3350	$380,000	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: 19/11/2025 09:49

409 Skipton Street, Redan Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$380,000
Median House Price
September quarter 2025: $456,000

Comparable Properties



40 Ebden St BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $370,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 310 sqm approx

Agent Comments



38a Ebden St BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $370,000
Method: Private Sale
Date: 16/01/2025
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



19 James St GOLDEN POINT 3350 (REI/VG)

3 1 2

Price: $380,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 285 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

REIV THE DIFFERENCE | propertydata.com.au

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