

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 304 Eureka Street, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$195,000 & \$214,500

Median sale price

Median price \$300,000 Property Type Vacant land Suburb Ballarat East

Period - From 19/06/2024 to 18/06/2025 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 eighteen 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	14 Cassinia Ct CANADIAN 3350	\$215,000	14/04/2025
2	9a Moola St BLACK HILL 3350	\$195,000	23/04/2024
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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 eighteen months.

This Statement of Information was prepared on: 19/06/2025 14:38



Property Type: Land
Land Size: 436 sqm approx
Agent Comments

Indicative Selling Price
\$195,000 - \$214,500
Median Land Price
19/06/2024 - 18/06/2025: \$300,000

Comparable Properties



14 Cassinia Ct CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 14/04/2025
Property Type: Land
Land Size: 438 sqm approx



9a Moola St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$195,000
Method: Private Sale
Date: 23/04/2024
Property Type: Land
Land Size: 505 sqm approx

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 eighteen months.

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