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	1/711 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Single price $420,000

Median sale price

Median price $400,125 Property Type Unit Suburb Ballarat East

Period - From 02/10/2024 to 01/10/2025 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	1/244 York St BALLARAT EAST 3350	$430,000	24/09/2025
2	5/221 York St BALLARAT EAST 3350	$380,000	16/09/2025
3	4/6 Brophy St BROWN HILL 3350	$420,000	27/05/2025

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: 02/10/2025 09:57

1/711 Eureka Street, Ballarat East Vic 3350

JellisCraig



2 1 1

Property Type: Unit
Land Size: 237 sqm approx

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
02/10/2024 - 01/10/2025: $400,125

Comparable Properties



1/244 York St BALLARAT EAST 3350 (REI)

2 1 1

Price: $430,000
Method: Private Sale
Date: 24/09/2025
Property Type: Unit
Land Size: 335 sqm approx

Agent Comments



5/221 York St BALLARAT EAST 3350 (REI)

2 1 1

Price: $380,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments



4/6 Brophy St BROWN HILL 3350 (VG)

3 - -

Price: $420,000
Method: Sale
Date: 27/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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