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	1/511 Drummond Street South, Redan Vic 3350

Indicative selling price

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

Range between $425,000 & $445,000

Median sale price

Median price $358,500 Property Type Unit Suburb Redan

Period - From 04/12/2024 to 03/12/2025 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	1/612 Ascot St REDAN 3350	$413,000	01/08/2025
2	404 Lyons St BALLARAT CENTRAL 3350	$445,000	21/05/2025
3	2/421 Ascot St.S BALLARAT CENTRAL 3350	$405,000	17/12/2024

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: 04/12/2025 16:18

1/511 Drummond Street South, Redan Vic 3350

JellisCraig

Vicky Vermeend
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2 1 1

Rooms: 3
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$425,000 - $445,000
Median Unit Price
04/12/2024 - 03/12/2025: $358,500

Comparable Properties

1/612 Ascot St REDAN 3350 (VG)

2 - -

Price: $413,000
Method: Sale
Date: 01/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

404 Lyons St BALLARAT CENTRAL 3350 (VG)

2 - -

Price: $445,000
Method: Sale
Date: 21/05/2025
Property Type: House (Res)
Land Size: 522 sqm approx

Agent Comments



2/421 Ascot St.S BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $405,000
Method: Private Sale
Date: 17/12/2024
Property Type: Unit
Land Size: 236 sqm approx

Agent Comments

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