Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 23 Belford Street, Eureka Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$350,000		&		\$370,000)		
Median sale p	rice							
Median price	\$462,500	Pro	operty Type	Hou	ise		Suburb	Eureka
Period - From	11/03/2024	to	10/03/2025		So	urce	Property	y 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	610 Barkly St GOLDEN POINT 3350	\$349,000	26/02/2025
2	310 Doveton St.N BALLARAT CENTRAL 3350	\$485,000	20/11/2024
3	25 King St.S BALLARAT EAST 3350	\$350,000	30/07/2024

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:

11/03/2025 11:16



23 Belford Street, Eureka Vic 3350

BALLARAT





Property Type: House (Res) **Land Size:** 2878 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$350,000 - \$370,000 Median House Price 11/03/2024 - 10/03/2025: \$462,500

Comparable Properties

610 Barkly St GOLDEN POINT 3350 (REI) 3 1 1 Price: \$349,000 Method: Date: 26/02/2025	Agent Comments	
Property Type: House		
310 Doveton St.N BALLARAT CENTRAL 3350 (REI)	Agent Comments	
Price: \$485,000		
Method: Date: 20/11/2024 Property Type: House		
25 King St.S BALLARAT EAST 3350 (REI) 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments	
Price: \$350,000 Method: Date: 30/07/2024 Property Type: House		

Account - Ballarat Property Agents | P: 03 5324 2408



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