

# 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

23 Belford Street, Eureka Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

### Median sale price

Median price \$462,500

Property Type House

Suburb Eureka

Period - From 11/03/2024

to 10/03/2025

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	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

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Indicative Selling Price

\$350,000 - \$370,000

Median House Price

11/03/2024 - 10/03/2025: \$462,500



Property Type: House (Res)  
Land Size: 2878 sqm approx  
Agent Comments

## Comparable Properties

610 Barkly St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$349,000  
Method:  
Date: 26/02/2025  
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)

Agent Comments



Price: \$350,000  
Method:  
Date: 30/07/2024  
Property Type: House