

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

39 George Street, Eureka Vic 3350

Indicative selling price

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

Range between \$570,000 & \$595,000

Median sale price

Median price \$492,500 Property Type House Suburb Eureka

Period - From 05/02/2024 to 04/02/2025 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	703 Neill St SOLDIERS HILL 3350	\$600,000	17/01/2025
2	240 York St BALLARAT EAST 3350	\$595,000	12/11/2024
3	26 George St EUREKA 3350	\$640,000	09/08/2024

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:

05/02/2025 11:09



Property Type: House (Previously Occupied - Detached)
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$595,000
Median House Price
05/02/2024 - 04/02/2025: \$492,500

Comparable Properties



703 Neill St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 635 sqm approx



240 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 928 sqm approx



26 George St EUREKA 3350 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 1298 sqm approx