

# 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

13 Park Street East, Redan 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 \$425,000 & \$450,000

### Median sale price

Median price \$445,000 Property Type House Suburb Redan

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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	15 Stewart St NEWINGTON 3350	\$465,000	14/12/2024
2	15 Otway St.N BALLARAT EAST 3350	\$440,000	17/04/2024
3	816 Doveton St SOLDIERS HILL 3350	\$440,000	03/04/2024

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:

05/06/2025 10:39



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$425,000 - \$450,000  
**Median House Price**  
Year ending March 2025: \$445,000

## Comparable Properties



**15 Stewart St NEWINGTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**15 Otway St.N BALLARAT EAST 3350 (REI)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House



**816 Doveton St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** House (Res)  
**Land Size:** 477 sqm approx