

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 and
postcode

18 SPECIMEN VALE SOUTH BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Ballarat East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3/301 NEILL STREET SOLDIERS HILL VIC 3350	\$420,000	07-Jul-25
20 SPECIMEN VALE SOUTH BALLARAT EAST VIC 3350	\$420,000	03-Jul-25
3/506 SHERRARD STREET BLACK HILL VIC 3350	\$435,000	08-Aug-25

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: 27 August 2025



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**3/301 NEILL STREET SOLDIERS
HILL VIC 3350**

2 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

07-Jul-25

Distance

1.44km



**20 SPECIMEN VALE SOUTH
BALLARAT EAST VIC 3350**

2 1 1

Sold Price

^{RS} **\$420,000**

Sold Date

03-Jul-25

Distance

0km



**3/506 SHERRARD STREET BLACK
HILL VIC 3350**

2 1 -

Sold Price

^{RS} **\$435,000**

Sold Date

08-Aug-25

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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