# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	20 Crook Court, Ballan Vic 3342
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$625,000	Pro	perty Type	louse	]	Suburb	Ballan
Period - From	13/11/2024	to	12/11/2025	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Ocock St BALLAN 3342	\$907,000	10/11/2025
2	1 Fraser Ct BALLAN 3342	\$955,000	14/08/2025
3	5 Hogan Rd BALLAN 3342	\$920,000	09/05/2025

#### 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:	13/11/2025 17:16





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**Indicative Selling Price** \$885,000 - \$940,000 **Median House Price** 13/11/2024 - 12/11/2025: \$625,000





Property Type: Development Site

Land Size: 12200 sqm approx

**Agent Comments** 

# Comparable Properties



3 Ocock St BALLAN 3342 (REI)



**Agent Comments** 

Price: \$907,000 Method: Private Sale Date: 10/11/2025 Property Type: House

Land Size: 5287 sqm approx

1 Fraser Ct BALLAN 3342 (REI/VG)





**Agent Comments** 

Price: \$955,000 Method: Private Sale Date: 14/08/2025 Property Type: House

Land Size: 2046 sqm approx



5 Hogan Rd BALLAN 3342 (REI/VG)





Price: \$920,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 4010 sqm approx Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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