

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

20 Crook Court, Ballan Vic 3342

Indicative selling price

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

Range between

\$885,000

&

\$940,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Ballan

Period - From

13/11/2024

to

12/11/2025

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	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



4 2 7

Property Type: Development Site (Res)
Land Size: 12200 sqm approx
Agent Comments

Comparable Properties



3 Ocock St BALLAN 3342 (REI)

Agent Comments

4 2 7

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

4 2 5

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)

Agent Comments

4 2 7

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