

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

21 Glazebrook Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$495,000 & \$530,000

Median sale price

Median price \$460,000 Property Type House Suburb Ballarat East

Period - From 03/04/2024 to 02/04/2025 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	108 Seymour St SOLDIERS HILL 3350	\$520,000	30/01/2025
2	222 Humffray St.N BALLARAT EAST 3350	\$480,000	15/11/2024
3	319 Eureka St BALLARAT EAST 3350	\$515,000	26/09/2024

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:

03/04/2025 11:42

21 Glazebrook Street, Ballarat East Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$495,000 - \$530,000

Median House Price

03/04/2024 - 02/04/2025: \$460,000



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 327 sqm approx

Agent Comments

Comparable Properties



108 Seymour St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  1  -

Price: \$520,000

Method: Private Sale

Date: 30/01/2025

Property Type: House

Land Size: 345 sqm approx



222 Humffray St.N BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$480,000

Method: Private Sale

Date: 15/11/2024

Property Type: House

Land Size: 450 sqm approx



319 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$515,000

Method: Private Sale

Date: 26/09/2024

Property Type: House

Land Size: 476 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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