

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

23 Glazebrook Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Ballarat East

Period - From

01/07/2025

to

30/09/2025

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.

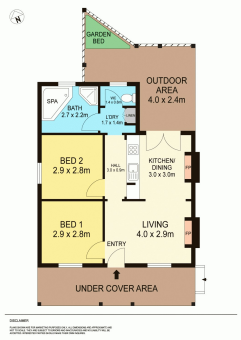
	Address of comparable property	Price	Date of sale
1	18 Hopetoun St BALLARAT EAST 3350	\$515,000	20/09/2025
2	18 George St EUREKA 3350	\$485,000	01/08/2025
3	109 Humffray St.N BALLARAT EAST 3350	\$545,000	31/07/2025

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:

21/10/2025 09:14



2 1 0

Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$475,000
Median House Price
September quarter 2025: \$510,000

Comparable Properties



18 Hopetoun St BALLARAT EAST 3350 (REI)

Agent Comments

3 1 1

Price: \$515,000
Method: Private Sale
Date: 20/09/2025
Property Type: House



18 George St EUREKA 3350 (REI)

Agent Comments

3 1 1

Price: \$485,000
Method: Private Sale
Date: 01/08/2025
Property Type: House



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

Agent Comments

4 2 2

Price: \$545,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 570 sqm approx