

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

3 EAST STREET NORTH BAKERY HILL 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

\$645,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Bakery Hill

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

17 ST PAULS WAY BALLARAT EAST VIC 3350	\$649,000	15-Jul-25
20 HUNT STREET BALLARAT EAST VIC 3350	\$647,500	26-Jun-25
326 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$680,000	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: 22 August 2025


17 ST PAULS WAY BALLARAT EAST VIC 3350

 2
  2
  1

Sold Price

\$649,000

Sold Date

15-Jul-25

Distance

0.21km

20 HUNT STREET BALLARAT EAST VIC 3350

 3
  1
  2

Sold Price

^{RS} **\$647,500**

Sold Date

26-Jun-25

Distance

0.46km

326 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

 3
  1
  1

Sold Price

^{RS} **\$680,000**

Sold Date

08-Aug-25

Distance

1.2km
RS = Recent sale

UN = Undisclosed Sale

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