## 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

417 SKIPTON STREET REDAN 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	\$740,000	&	\$780,000
Single Price		\$740,000	&	\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$455,000	Prop	erty type House		Suburb	Redan	
Period-from	01 Nov 2024	to	31 Oct 2	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	_
506 ASCOT STREET SOUTH REDAN VIC 3350	\$760,000	27-Mar-25	
303 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	\$785,900	03-Sep-25	
504 SOUTH STREET BALLARAT CENTRAL VIC 3350	\$770,000	09-Dec-24	

#### 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 November 2025





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506 ASCOT STREET SOUTH REDAN VIC 3350

**□** 4 **□** 2 **□** 2

Sold Price

**\$760,000** Sold Date **27-Mar-25** 

Distance 0.52km



303 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

₫ 4 🔓 2 👝 3

Sold Price

<sup>RS</sup> **\$785,900** Sold Date **03-Sep-25** 

Distance 0.63km



504 SOUTH STREET BALLARAT CENTRAL VIC 3350

**■** 3 **►** 2 **△** 

Sold Price

\$770,000 Sold Date 09-Dec-24

Distance 0.46km

RS = Recent sale

UN = Undisclosed Sale

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