

# 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

803 Eureka Street, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$670,000

### Median sale price

Median price \$485,000 Property Type House Suburb Ballarat East

Period - From 16/09/2024 to 15/09/2025 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	39 George St EUREKA 3350	\$620,000	11/02/2025
2	2 Xavier Ct BALLARAT EAST 3350	\$680,000	10/04/2025
3	305 Kline St BALLARAT CENTRAL 3350	\$700,000	10/05/2025

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:

16/09/2025 15:39

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**Indicative Selling Price**

\$660,000 - \$670,000

**Median House Price**

16/09/2024 - 15/09/2025: \$485,000



3   1   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 775 sqm approx  
**Agent Comments**

## Comparable Properties

**39 George St EUREKA 3350 (REI)**

**Agent Comments**

3   1   2

**Price:** \$620,000  
**Method:**  
**Date:** 11/02/2025  
**Property Type:** House

**2 Xavier Ct BALLARAT EAST 3350 (REI)**

**Agent Comments**

4   2   4

**Price:** \$680,000  
**Method:**  
**Date:** 10/04/2025  
**Property Type:** House

**305 Kline St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

3   2   4

**Price:** \$700,000  
**Method:**  
**Date:** 10/05/2025  
**Property Type:** House