

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

19 LAY COURT, BALLAN, VIC, 3342

Indicative selling price

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

Single price

or range between

\$1,980,000

&

\$1,999,990

Median sale price

Median price

\$694,971

Property Type

House

Suburb

BALLAN

Period - From

11 May 2024

to

11 May 2025

Source

CoreLogic RPData

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|-------------------------------------|-------------|--------------|
| 8A BERRY STREET BALLAN VIC 3342     | \$1,082,000 | 23/01/2024   |
| 19 MADDISON CIRCUIT DARLEY VIC 3340 | \$830,000   | 26/03/2025   |
| 36 HORDER CRESCENT DARLEY VIC 3340  | \$857,000   | 23/08/2024   |

This Statement of Information was prepared on:

11/05/2025