

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 305 Eureka Street, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$525,000 & \$535,000

Median sale price

Median price \$570,000 Property Type House Suburb Ballarat East

Period - From 01/01/2026 to 31/03/2026 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	602 York St BALLARAT EAST 3350	\$530,000	16/12/2025
2	40 Victoria St BALLARAT EAST 3350	\$560,000	15/12/2025
3	121 Humffray St.N BALLARAT EAST 3350	\$540,000	10/11/2025

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: 19/05/2026 15:53



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Rooms: 4
Property Type: House
Land Size: 582 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$525,000 - \$535,000
Median House Price
March quarter 2026: \$570,000

Comparable Properties



602 York St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

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Price: \$530,000
Method: Private Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 821 sqm approx



40 Victoria St BALLARAT EAST 3350 (VG)

[Agent Comments](#)

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Price: \$560,000
Method: Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 328 sqm approx



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

[Agent Comments](#)

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Price: \$540,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 547 sqm approx

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