

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 \$495,000 & \$520,000

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	7 East St.S BALLARAT EAST 3350	\$516,000	18/05/2026
2	29 Ford St EUREKA 3350	\$496,644	19/01/2026
3	1 Gray St BALLARAT EAST 3350	\$520,000	12/05/2025

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.~~

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Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$520,000
Median House Price
March quarter 2026: \$570,000

Comparable Properties



7 East St.S BALLARAT EAST 3350 (REI)

Agent Comments

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Price: \$516,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 327 sqm approx



29 Ford St EUREKA 3350 (VG)

Agent Comments

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Price: \$496,644
Method: Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 608 sqm approx



1 Gray St BALLARAT EAST 3350 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 523 sqm approx

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