

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

306 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$209,900

Median sale price

Median price

\$290,000

Property Type

Vacant land

Suburb

Ballarat East

Period - From

29/07/2025

to

28/07/2026

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	17 Queen St.S BALLARAT EAST 3350	\$160,000	02/06/2026
2	302 Eureka St BALLARAT EAST 3350	\$180,000	05/12/2025
3	308 Finch St BALLARAT EAST 3350	\$160,000	12/08/2025

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:

29/07/2026 16:02



Property Type: Land
Land Size: 497 sqm approx
Agent Comments

Indicative Selling Price
\$209,900
Median Land Price
29/07/2025 - 28/07/2026: \$290,000

Comparable Properties



17 Queen St.S BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 02/06/2026
Property Type: Land
Land Size: 269 sqm approx



302 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 05/12/2025
Property Type: Land
Land Size: 392 sqm approx



308 Finch St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 12/08/2025
Property Type: Land
Land Size: 316 sqm approx