

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

5 Eureka Gardens, Eureka Vic 3350

Indicative selling price

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

Range between \$490,000

&

\$520,000

Median sale price

Median price \$500,000

Property Type House

Suburb Eureka

Period - From 18/12/2024

to

17/12/2025

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	6a Rice St BALLARAT EAST 3350	\$520,000	02/05/2025
2	305 Nelson St BALLARAT EAST 3350	\$500,000	30/04/2025
3	15 Eureka Gdns EUREKA 3350	\$495,000	29/10/2024

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:

18/12/2025 10:27



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median House Price
18/12/2024 - 17/12/2025: \$500,000

Comparable Properties



6a Rice St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$520,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 591 sqm approx



305 Nelson St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$500,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 770 sqm approx



15 Eureka Gdns EUREKA 3350 (REI/VG) Agent Comments



Price: \$495,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 346 sqm approx

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