

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 8 Highvista Grove, 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

Single price \$250,000

Median sale price

Median price \$285,000

Property Type Vacant land

Suburb Ballarat East

Period - From 29/06/2025

to 28/06/2026

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	206 Long St BALLARAT EAST 3350	\$290,000	24/06/2026
2	4 June Ct BALLARAT EAST 3350	\$262,500	02/12/2025
3	35 Stockade St BALLARAT EAST 3350	\$295,000	05/11/2025

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:

29/06/2026 09:28