

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 and
postcode

5570 GEELONG-BALLAN ROAD BALLAN VIC 3342

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$869,000

&

\$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Ballan

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

20 CROOK COURT BALLAN VIC 3342	\$930,000	06-Jan-26
5 FRASER STREET BALLAN VIC 3342	\$850,000	03-Mar-26
4B FLACK STREET BALLAN VIC 3342	\$1,060,000	22-Dec-25

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: 22 September 2026



20 CROOK COURT BALLAN VIC 3342

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Sold Price

\$930,000

Sold Date

06-Jan-26

Distance

0.75km



5 FRASER STREET BALLAN VIC 3342

4 2 2

Sold Price

\$850,000

Sold Date

03-Mar-26

Distance

1.71km



4B FLACK STREET BALLAN VIC 3342

5 2 2

Sold Price

\$1,060,000

Sold Date

22-Dec-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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