

# 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 407 Old Melbourne Road, Ballan Vic 3342  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$345,000 & \$369,000

### Median sale price

Median price \$302,500 Property Type Vacant land Suburb Ballan

Period - From 20/05/2025 to 19/05/2026 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	Lot 3/31 Berry St BALLAN 3342	\$345,000	22/04/2026
2	65 Spencer Rd BALLAN 3342	\$340,000	27/06/2025
3	14a Spencer Rd BALLAN 3342	\$360,000	03/02/2025

**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: 20/05/2026 14:50



**Property Type:** Land  
**Land Size:** 798 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$345,000 - \$369,000  
**Median Land Price**  
 20/05/2025 - 19/05/2026: \$302,500

## Comparable Properties



**Lot 3/31 Berry St BALLAN 3342 (REI)**

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 22/04/2026  
**Property Type:** Land  
**Land Size:** 4543 sqm approx



**65 Spencer Rd BALLAN 3342 (REI/VG)**

Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** Land (Res)  
**Land Size:** 787 sqm approx

**14a Spencer Rd BALLAN 3342 (VG)**

Agent Comments



**Price:** \$360,000  
**Method:** Sale  
**Date:** 03/02/2025  
**Property Type:** Land  
**Land Size:** 1412 sqm approx

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