

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

407 Old Melbourne Road, Ballan Vic 3342

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$312,000

Property Type Vacant land

Suburb Ballan

Period - From 10/06/2025

to 09/06/2026

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	Lot 3/31 Berry St BALLAN 3342	\$345,000	22/04/2026
2	1 Eastwood Ct BALLAN 3342	\$352,000	03/04/2026
3	19 Luis St BALLAN 3342	\$330,000	03/03/2026

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:

10/06/2026 17:42



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

Indicative Selling Price
 \$365,000
Median Land Price
 10/06/2025 - 09/06/2026: \$312,000

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

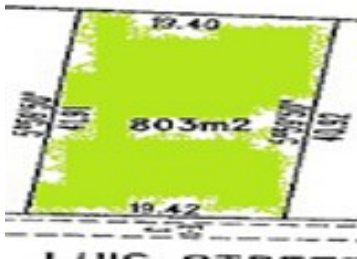


1 Eastwood Ct BALLAN 3342 (VG)

Agent Comments



Price: \$352,000
Method: Sale
Date: 03/04/2026
Property Type: Land
Land Size: 809 sqm approx



19 Luis St BALLAN 3342 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 03/03/2026
Property Type: Land
Land Size: 803 sqm approx

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