

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 \$379,000

Median sale price

Median price \$300,000

Property Type Vacant land

Suburb Ballan

Period - From 17/02/2025

to 16/02/2026

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	6 Eastwood Ct BALLAN 3342	\$350,000	31/10/2025
2	14a Spencer Rd BALLAN 3342	\$360,000	03/02/2025
3	5 Edols St BALLAN 3342	\$375,000	02/12/2024

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:

17/02/2026 11:50



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

Indicative Selling Price
\$379,000
Median Land Price
17/02/2025 - 16/02/2026: \$300,000

Comparable Properties

6 Eastwood Ct BALLAN 3342 (VG)

[Agent Comments](#)



Price: \$350,000
Method: Sale
Date: 31/10/2025
Property Type: Land
Land Size: 818 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

5 Edols St BALLAN 3342 (VG)

[Agent Comments](#)



Price: \$375,000
Method: Sale
Date: 02/12/2024
Property Type: Land
Land Size: 1021 sqm approx

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