

## 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

809 WILSON STREET, BALLARAT EAST VIC 3350  
Lot 22, FOREST EDGE

### Indicative selling price

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

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$N/A

Property type

Land

Suburb

Ballarat East

Period-from

17.3.2025

to

17.3.2026

Source

REA

### 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

345 Fussell Street, Ballarat East	\$350,000	11.9.2025
19 June Court, Ballarat East	\$305,000	5.9.2025
Lot 21, 846 Eureka Street, Ballarat East	\$310,000	23.3.2025

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: 17th March 2026



**107 YORK STREET GOLDEN POINT  
VIC 3350**

3 1 5

Sold Price

**\$555,000**

Sold Date

**16-May-25**

Distance

**1.36km**



**284A HUMFFRAY STREET NORTH  
BROWN HILL VIC 3350**

3 1 4

Sold Price

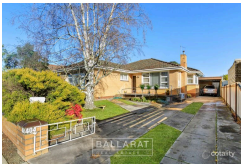
<sup>RS</sup> **\$560,000**

Sold Date

**12-Jan-26**

Distance

**1.58km**



**404 JOSEPH STREET CANADIAN  
VIC 3350**

3 1 2

Sold Price

**\$550,000**

Sold Date

**05-Nov-25**

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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