

# 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

20 Crook Court, Ballan Vic 3342

### Indicative selling price

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

Range between

\$885,000

&

\$940,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Ballan

Period - From

13/11/2024

to

12/11/2025

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 | 3 Ocock St BALLAN 3342         | \$907,000 | 10/11/2025   |
| 2 | 1 Fraser Ct BALLAN 3342        | \$955,000 | 14/08/2025   |
| 3 | 5 Hogan Rd BALLAN 3342         | \$920,000 | 09/05/2025   |

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:

13/11/2025 17:16

20 Crook Court, Ballan Vic 3342



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**Indicative Selling Price**  
\$885,000 - \$940,000  
**Median House Price**  
13/11/2024 - 12/11/2025: \$625,000



4 2 7

**Property Type:** Development Site (Res)  
**Land Size:** 12200 sqm approx  
**Agent Comments**

## Comparable Properties



**3 Ocock St BALLAN 3342 (REI)**

**Agent Comments**

4 2 7

**Price:** \$907,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House  
**Land Size:** 5287 sqm approx



**1 Fraser Ct BALLAN 3342 (REI/VG)**

**Agent Comments**

4 2 5

**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 14/08/2025  
**Property Type:** House  
**Land Size:** 2046 sqm approx



**5 Hogan Rd BALLAN 3342 (REI/VG)**

**Agent Comments**

4 2 7

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 4010 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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