

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

409 Skipton Street, Redan Vic 3350

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$445,000 Property Type House Suburb Redan

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	303a Skipton St BALLARAT CENTRAL 3350	\$490,000	11/02/2025
2	716 Skipton St REDAN 3350	\$460,000	31/10/2024
3	701 Skipton St REDAN 3350	\$490,000	20/02/2024

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:

17/06/2025 10:52



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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median House Price
Year ending March 2025: \$445,000

Comparable Properties



303a Skipton St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

3 1 1

Price: \$490,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 393 sqm approx



716 Skipton St REDAN 3350 (REI/VG) Agent Comments

3 1 4

Price: \$460,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 907 sqm approx



701 Skipton St REDAN 3350 (REI/VG) Agent Comments

3 1 1

Price: \$490,000
Method: Private Sale
Date: 20/02/2024
Property Type: House
Land Size: 504 sqm approx