

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

13 Park Street East, Redan Vic 3350

Indicative selling price

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

Range between \$425,000

&

\$450,000

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	15 Stewart St NEWINGTON 3350	\$465,000	14/12/2024
2	15 Otway St.N BALLARAT EAST 3350	\$440,000	17/04/2024
3	816 Doveton St SOLDIERS HILL 3350	\$440,000	03/04/2024

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:

05/06/2025 10:39



Property Type:
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median House Price
Year ending March 2025: \$445,000

Comparable Properties



15 Stewart St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$465,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 708 sqm approx



15 Otway St.N BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 17/04/2024
Property Type: House



816 Doveton St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 03/04/2024
Property Type: House (Res)
Land Size: 477 sqm approx

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