

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

14 DYTE PARADE BALLARAT EAST VIC 3350

Indicative selling price

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

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,750

Property type

House

Suburb

Ballarat East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

48 HOPETOUN STREET BALLARAT EAST VIC 3350	\$390,000	11-Nov-25
40 EBDEN STREET BALLARAT EAST VIC 3350	\$370,000	31-Jul-25
315 PEEL STREET NORTH BLACK HILL VIC 3350	\$412,000	25-Jul-25

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: 24th August 2026



**48 HOPETOUN STREET BALLARAT
EAST VIC 3350**

Sold Price

^{RS} **\$390,000**

Sold Date

11-Nov-25

 2

 1

 2

Distance

0.57km



**40 EBDEN STREET BALLARAT
EAST VIC 3350**

Sold Price

\$370,000

Sold Date

31-Jul-25

 2

 1

 1

Distance

0.66km



**315 PEEL STREET NORTH BLACK
HILL VIC 3350**

Sold Price

^{RS} **\$412,000**

Sold Date

25-Jul-25

 2

 1

 2

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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