

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

135D ALBERT STREET BALLARAT CENTRAL 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Oct 2024

to

30 Sep 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

317 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350	\$865,000	03-Oct-25
30 JOHNSON STREET BALLARAT CENTRAL VIC 3350	\$890,000	10-Jul-25
214 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	\$870,000	07-Feb-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: 10 October 2025



**317 ERRARD STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 2 3

Sold Price

^{RS}

\$865,000

Sold Date

03-Oct-25

Distance

0.97km



**30 JOHNSON STREET BALLARAT
CENTRAL VIC 3350**

3 2 1

Sold Price

\$890,000

Sold Date

10-Jul-25

Distance

1.49km



**214 LYONS STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 2 2

Sold Price

\$870,000

Sold Date

07-Feb-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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