

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

133 SCOTT 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

or range
between

\$615,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Other

Suburb

Ballarat East

Period-from

01 May 2025

to

30 Apr 2026

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

204 RICHARDS STREET BALLARAT EAST VIC 3350	\$645,000	17-Mar-26
605 GRANT STREET GOLDEN POINT VIC 3350	\$650,000	24-Mar-25
18 MAGPIE STREET GOLDEN POINT VIC 3350	\$665,000	11-Apr-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: 26th May 2026



204 RICHARDS STREET BALLARAT Sold Price **\$645,000** Sold Date **17-Mar-26**
EAST VIC 3350

 3  1  -

Distance **1.55km**



605 GRANT STREET GOLDEN Sold Price **\$650,000** Sold Date **24-Mar-25**
POINT VIC 3350

 3  2  4

Distance **1.7km**



18 MAGPIE STREET GOLDEN POINT Sold Price **\$665,000** Sold Date **11-Apr-25**
VIC 3350

 3  1  1

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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