

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

106 SEBASTOPOL 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

or range
between

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Ballarat Central

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

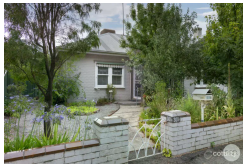
Date of sale

301A RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$500,000	24-Apr-26
407 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$500,000	02-Feb-26
403 ARMSTRONG STREET SOUTH BALLARAT CENTRAL VIC 3350	\$470,000	05-Mar-26

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: 19 May 2026



**301A RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **24-Apr-26**

Distance **0.44km**



**407 RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 1 2

Sold Price

\$500,000

Sold Date **02-Feb-26**

Distance **0.22km**



**403 ARMSTRONG STREET SOUTH
BALLARAT CENTRAL VIC 3350**

2 1 -

Sold Price

\$470,000

Sold Date **05-Mar-26**

Distance **0.28km**



**305 DOVETON STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 1 1

Sold Price

\$520,000

Sold Date **12-Feb-26**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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