

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

4 Pishah Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$683,522 Property Type House Suburb Ballarat Central

Period - From 01/07/2025 to 30/06/2026 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	13 Beaufort Cr BALLARAT CENTRAL 3350	\$475,000	07/04/2026
2	326 Ligar St SOLDIERS HILL 3350	\$485,000	03/03/2026
3	7 Ronald St BALLARAT CENTRAL 3350	\$465,000	27/02/2026

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:

09/08/2026 22:15



2 1 0

Rooms: 4

Property Type: House

Land Size: 301 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

Year ending June 2026: \$683,522

Comparable Properties



13 Beaufort Cr BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$475,000

Method: Private Sale

Date: 07/04/2026

Property Type: House (Res)

Land Size: 304 sqm approx



326 Ligar St SOLDIERS HILL 3350 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$485,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 269 sqm approx



7 Ronald St BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$465,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 445 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300