

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 Pisgah Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$350,000

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	610 Doveton St.N SOLDIERS HILL 3350	\$355,000	05/06/2026
2	403 Landsborough St BALLARAT NORTH 3350	\$365,000	10/10/2025
3	608 Howard St SOLDIERS HILL 3350	\$365,000	23/09/2025

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:

28/09/2026 10:27



2 1 0

Property Type: House (Res)

Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price

\$350,000

Median House Price

Year ending June 2026: \$683,522

Comparable Properties



610 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

2 1 -

Price: \$355,000

Method: Private Sale

Date: 05/06/2026

Property Type: House

Land Size: 545 sqm approx



403 Landsborough St BALLARAT NORTH 3350 (REI)

Agent Comments

3 1 3

Price: \$365,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 739 sqm approx



608 Howard St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 2

Price: \$365,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 475 sqm approx

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