

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

1 Bentley Place, Ballarat East Vic 3350

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$542,000

Property Type House

Suburb Ballarat East

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	43 Princes St.S BALLARAT EAST 3350	\$540,000	03/08/2026
2	14 East St.N BALLARAT EAST 3350	\$535,000	21/04/2026
3	10 Kevlar CI CANADIAN 3350	\$524,500	09/04/2026

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:

07/08/2026 12:53



3 2 1

Rooms: 4

Property Type: House

Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending June 2026: \$542,000

Comparable Properties



43 Princes St.S BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$540,000

Method: Private Sale

Date: 03/08/2026

Property Type: House (Res)



14 East St.N BALLARAT EAST 3350 (REI)

Agent Comments

3 1 1

Price: \$535,000

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Single)



10 Kevlar CI CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$524,500

Method: Private Sale

Date: 09/04/2026

Property Type: Townhouse (Single)

Land Size: 184 sqm approx

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