Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	914a Eyre Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price $449,500

Median sale price

Median price $433,000 Property Type Townhouse Suburb Ballarat Central

Period - From 18/09/2024 to 17/09/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	1/103 Drummond St.S BALLARAT CENTRAL 3350	$435,000	18/06/2025
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/09/2025 18:29

914a Eyre Street, Ballarat Central Vic 3350

Scott Petrie
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3 1 2

Rooms: 7
Property Type: Townhouse
Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price
$449,500
Median Townhouse Price
18/09/2024 - 17/09/2025: $433,000

Comparable Properties



1/103 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $435,000
Method: Private Sale
Date: 18/06/2025
Property Type: Townhouse (Single)
Land Size: 190 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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