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	301a Pleasant Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between $835,000 & $885,000

Median sale price

Median price $688,000 Property Type House Suburb Ballarat Central

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	317 Errard St.S BALLARAT CENTRAL 3350	$865,000	03/10/2025
2	403 Drummond St.N LAKE WENDOUREE 3350	$880,000	18/09/2025
3	5 Murray St NEWINGTON 3350	$840,000	20/05/2025

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: 09/10/2025 13:45

JellisCraig

3 2 2

Property Type: House
Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price
$835,000 - $885,000
Median House Price
September quarter 2025: $688,000

Comparable Properties



317 Errard St.S BALLARAT CENTRAL 3350 (REI)

3 2 3

Price: $865,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 475 sqm approx

Agent Comments



403 Drummond St.N LAKE WENDOUREE 3350 (REI)

3 1 2

Price: $880,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 405 sqm approx

Agent Comments



5 Murray St NEWINGTON 3350 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 20/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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