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	213 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $686,000 Property Type House Suburb Ballarat Central

Period - From 18/05/2025 to 17/05/2026 Source Property Data

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 18/05/2026 13:38

213 Talbot Street South, Ballarat Central Vic 3350

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4 2 2

Property Type: House
Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
18/05/2025 - 17/05/2026: $686,000

Comparable Properties

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 eighteen months.

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