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	2/219 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $300,000 & $320,000

Median sale price

Median price $422,500 Property Type Unit Suburb Ballarat Central

Period - From 22/01/2025 to 21/01/2026 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 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	4/45 Otway St BALLARAT EAST 3350	$300,000	12/12/2025
2	2/2 Nightingale St NEWINGTON 3350	$301,000	27/11/2025
3	3/13 Almurta St ALFREDTON 3350	$300,000	17/10/2024

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: 22/01/2026 13:22

2/219 Ripon Street South, Ballarat Central Vic 3350

JellisCraig



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$300,000 - $320,000
Median Unit Price
22/01/2025 - 21/01/2026: $422,500

Comparable Properties



4/45 Otway St BALLARAT EAST 3350 (REI)

1 1 1

Price: $300,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit
Land Size: 98 sqm approx

Agent Comments



2/2 Nightingale St NEWINGTON 3350 (REI)

1 1 1

Price: $301,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit

Agent Comments



3/13 Almurta St ALFREDTON 3350 (REI/VG)

1 1 1

Price: $300,000
Method: Private Sale
Date: 17/10/2024
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE

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