

## 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 and  
postcode

802A SEBASTOPOL STREET BALLARAT CENTRAL VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,250

Property type

House

Suburb

Ballarat Central

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

510 WINDERMERE STREET REDAN VIC 3350	\$675,000	13-May-25
803 EYRE STREET BALLARAT CENTRAL VIC 3350	\$650,000	03-Mar-26
416 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$660,000	16-Feb-26

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 April 2026



**510 WINDERMERE STREET REDAN VIC 3350**

 3  1  2

Sold Price

**\$675,000**

Sold Date

**13-May-25**

Distance

**0.3km**



**803 EYRE STREET BALLARAT CENTRAL VIC 3350**

 3  1  2

Sold Price

**\$650,000**

Sold Date

**03-Mar-26**

Distance

**0.64km**



**416 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350**

 3  1  2

Sold Price

**\$660,000**

Sold Date

**16-Feb-26**

Distance

**0.67km**



**202 WINDERMERE STREET BALLARAT CENTRAL VIC 3350**

 3  1  -

Sold Price

**\$680,000**

Sold Date

**22-Oct-25**

Distance

**0.67km**



**4A CAMPBELLS CRESCENT REDAN VIC 3350**

 3  1  2

Sold Price

**\$660,000**

Sold Date

**17-Sep-25**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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