

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

6 KING STREET SOUTH BALLARAT EAST VIC 3350

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Ballarat East

Period-from

01 Jan 2025

to

31 Dec 2025

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

| | | |
|---|-----------|-----------|
| 12 DYTE PARADE BALLARAT EAST VIC 3350 | \$540,000 | 30-Jul-25 |
| 52 VICTORIA STREET BALLARAT EAST VIC 3350 | - | 23-Apr-25 |
| 132 EUREKA STREET BALLARAT EAST VIC 3350 | \$575,000 | 27-Feb-25 |

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: 25th February 2026



12 DYTE PARADE BALLARAT EAST VIC 3350

 3  1  1

Sold Price

\$540,000

Sold Date

30-Jul-25

Distance

0.34km



52 VICTORIA STREET BALLARAT EAST VIC 3350

 3  1  1

Sold Price

- Sold Date

23-Apr-25

Distance

0.35km



132 EUREKA STREET BALLARAT EAST VIC 3350

 3  1  1

Sold Price

\$575,000

Sold Date

27-Feb-25

Distance

0.37km



102A JOHNS STREET BALLARAT EAST VIC 3350

 3  1  1

Sold Price

\$545,000

Sold Date

15-Sep-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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