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	11b Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $715,000 & $735,000

Median sale price

Median price $697,500 Property Type House Suburb Ballarat Central

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	1215 Mair St BALLARAT CENTRAL 3350	$720,000	16/01/2026
2	5 Kent St BALLARAT CENTRAL 3350	$810,000	28/10/2025
3	1001 Dana St BALLARAT CENTRAL 3350	$820,000	28/08/2025

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: 22/02/2026 18:03

11b Ascot Street South, Ballarat Central Vic 3350



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$715,000 - $735,000
Median House Price
December quarter 2025: $697,500

Comparable Properties



1215 Mair St BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $720,000
Method: Private Sale
Date: 16/01/2026
Property Type: House
Land Size: 445 sqm approx

Agent Comments



5 Kent St BALLARAT CENTRAL 3350 (REI/VG)

3 2 2

Price: $810,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 561 sqm approx

Agent Comments



1001 Dana St BALLARAT CENTRAL 3350 (REI/VG)

3 2 3

Price: $820,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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