

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

208 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$645,000 Property Type House Suburb Ballarat Central

Period - From 01/01/2025 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	407 Raglan St.S BALLARAT CENTRAL 3350	\$500,000	02/02/2026
2	105 Sebastopol St BALLARAT CENTRAL 3350	\$540,000	18/11/2025
3	124 Lyons St.N BALLARAT CENTRAL 3350	\$490,000	15/10/2025

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:

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3 1 1

Rooms: 5
Property Type: House
Land Size: 364 sqm approx
 Agent Comments

Indicative Selling Price
 \$495,000 - \$535,000
Median House Price
 Year ending December 2025: \$645,000

Comparable Properties



407 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$500,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 466 sqm approx



105 Sebastopol St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$540,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 469 sqm approx



124 Lyons St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 2

Price: \$490,000
Method: Private Sale
Date: 15/10/2025
Property Type: House

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



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