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	701 Eyre Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price $695,000

Median sale price

Median price $665,000 Property Type House Suburb Ballarat Central

Period - From 03/03/2025 to 02/03/2026 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	806 Urquhart St BALLARAT CENTRAL 3350	$700,000	17/10/2025
2	26 Windermere St BALLARAT CENTRAL 3350	$688,000	04/07/2025
3	320 Ascot St.S BALLARAT CENTRAL 3350	$730,000	27/05/2025

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: 03/03/2026 16:12

701 Eyre Street, Ballarat Central Vic 3350

JellisCraig

Damian Caine
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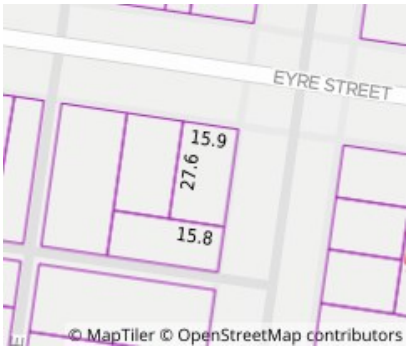

3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$695,000
Median House Price
03/03/2025 - 02/03/2026: $665,000

Comparable Properties



806 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $700,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 423 sqm approx

Agent Comments



26 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

2 1 2

Price: $688,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 348 sqm approx

Agent Comments



320 Ascot St.S BALLARAT CENTRAL 3350 (REI)

3 1 2

Price: $730,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 633 sqm approx

Agent Comments

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

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