

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

7 Otway Street South, Ballarat East Vic 3350

Indicative selling price

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

Single price \$970,000

Median sale price

Median price \$577,500

Property Type House

Suburb Ballarat East

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	12b Hickman St BALLARAT CENTRAL 3350	\$975,000	19/01/2026
2	110 Errard St.S BALLARAT CENTRAL 3350	\$955,000	12/11/2025
3	18 Doodts Rd NERRINA 3350	\$925,000	25/09/2025

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:

10/03/2026 11:05



Property Type: Land
Land Size: 385 sqm approx
 Agent Comments

Indicative Selling Price
 \$970,000
Median House Price
 December quarter 2025: \$577,500

Comparable Properties

12b Hickman St BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$975,000
Method: Sale
Date: 19/01/2026
Property Type: House (Res)
Land Size: 1400 sqm approx



110 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 511 sqm approx



18 Doodts Rd NERRINA 3350 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 1774 sqm approx

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