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	9 Hunt Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $645,000 & $675,000

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	7 Gray St BALLARAT EAST 3350	$618,500	04/03/2026
2	13 Napier St BLACK HILL 3350	$610,000	15/09/2025
3	104 Nelson St BALLARAT EAST 3350	$640,000	12/09/2025

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 11:18

9 Hunt Street, Ballarat East Vic 3350

JellisCraig



3 2 1

Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $675,000
Median House Price
December quarter 2025: $577,500

Comparable Properties



7 Gray St BALLARAT EAST 3350 (REI)

3 1 2

Price: $618,500
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 395 sqm approx

Agent Comments



13 Napier St BLACK HILL 3350 (REI/VG)

3 1 2

Price: $610,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 339 sqm approx

Agent Comments



104 Nelson St BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $640,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 320 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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