

# 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

19 Little Raglan Street, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$499,000 & \$529,000

### Median sale price

Median price \$660,000 Property Type House Suburb Ballarat Central

Period - From 01/01/2026 to 31/03/2026 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	21 Webster St BALLARAT CENTRAL 3350	\$505,000	19/11/2025
2	124 Lyons St.N BALLARAT CENTRAL 3350	\$490,000	15/10/2025
3	8 Claxton St BALLARAT CENTRAL 3350	\$480,000	29/09/2025

**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:

20/04/2026 14:10



 2  
  1  
  1

**Property Type:** House  
**Land Size:** 309 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$499,000 - \$529,000  
**Median House Price**  
 March quarter 2026: \$660,000

## Comparable Properties



21 Webster St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 2  
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  2

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House - Terrace



124 Lyons St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

 2  
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  2

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



8 Claxton St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 2  
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  2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** House (Res)  
**Land Size:** 258 sqm approx

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