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	420 Drummond Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between $595,000 & $635,000

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	1026 Gregory St LAKE WENDOUREE 3350	$595,000	28/11/2025
2	206 Eyre St BALLARAT CENTRAL 3350	$627,500	15/11/2025
3	527 Armstrong St.N SOLDIERS HILL 3350	$600,000	12/11/2025

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: 23/03/2026 10:05

420 Drummond Street North, Ballarat Central Vic 3350

JellisCraig



2 1 1

Rooms: 4
Property Type: House
Land Size: 349 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $635,000
Median House Price
Year ending December 2025: $645,000

Comparable Properties



1026 Gregory St LAKE WENDOUREE 3350 (VG)

2 - -

Price: $595,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 366 sqm approx

Agent Comments



206 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

2 1 1

Price: $627,500
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 515 sqm approx

Agent Comments



527 Armstrong St.N SOLDIERS HILL 3350 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 411 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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