

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 41 Grant Street, Ballarat Central Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$697,500 Property Type House Suburb Ballarat Central

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 | 803 Eyre St BALLARAT CENTRAL 3350 | \$650,000 | 17/03/2026 |
| 2 | 416 Raglan St.S BALLARAT CENTRAL 3350 | \$660,000 | 18/02/2026 |
| 3 | 229 Raglan St.S BALLARAT CENTRAL 3350 | \$645,000 | 13/02/2026 |

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: 19/03/2026 15:17



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Indicative Selling Price

\$650,000 - \$665,000

Median House Price

December quarter 2025: \$697,500



Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Comparable Properties



803 Eyre St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 473 sqm approx



416 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 470 sqm approx



229 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 13/02/2026

Property Type: House

Land Size: 520 sqm approx

Account - Doepels Pty Ltd t/as Stone Real Estate Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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