

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

6/1005 South Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

08/04/2025

to

07/04/2026

Source

Property Data

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	8/18 Webster St BALLARAT CENTRAL 3350	\$309,000	27/02/2026
2	2/219 Ripon St.S BALLARAT CENTRAL 3350	\$307,500	19/02/2026
3	2/1112 Havelock St BALLARAT NORTH 3350	\$300,000	28/01/2026

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:

08/04/2026 14:01



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$275,000 - \$295,000
Median Unit Price
08/04/2025 - 07/04/2026: \$450,000

Comparable Properties



8/18 Webster St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$309,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment



2/219 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$307,500
Method: Private Sale
Date: 19/02/2026
Property Type: Unit



2/1112 Havelock St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 28/01/2026
Property Type: Unit

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



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