

# 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

14 Anderson Street West, 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

\$495,000

&

\$525,000

### Median sale price

Median price

\$683,500

Property Type

House

Suburb

Ballarat Central

Period - From

14/04/2025

to

13/04/2026

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 eighteen 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	219 Doveton St.S BALLARAT CENTRAL 3350	\$519,000	17/12/2025
2	12 Hickman St BALLARAT CENTRAL 3350	\$515,000	26/07/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

14/04/2026 13:10



2 1 1

**Property Type:** House (Res)

**Land Size:** 501 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$525,000

**Median House Price**

14/04/2025 - 13/04/2026: \$683,500

## Comparable Properties

219 Doveton St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 2 1

**Price:** \$519,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House (Res)



12 Hickman St BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

**Price:** \$515,000

**Method:** Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 922 sqm approx

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 eighteen months.

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