

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

24a Anderson Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$445,000

&

\$465,000

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 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	302 Humffray St.S GOLDEN POINT 3350	\$460,000	26/03/2026
2	7 Ronald St BALLARAT CENTRAL 3350	\$465,000	27/02/2026
3	14 Anderson St BALLARAT CENTRAL 3350	\$459,899	25/03/2025

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:

14/04/2026 15:16



Property Type: House (Res)
Land Size: 431 sqm approx
 Agent Comments

Indicative Selling Price
 \$445,000 - \$465,000
Median House Price
 14/04/2025 - 13/04/2026: \$683,500

Comparable Properties



302 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 26/03/2026
Property Type: House



7 Ronald St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 445 sqm approx



14 Anderson St BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$459,899
Method: Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 501 sqm approx