

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

16 Errard Street North, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$1,485,000

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	225 Mill St LAKE WENDOUREE 3350	\$1,720,000	19/09/2025
2	217 Lydiard St.N SOLDIERS HILL 3350	\$1,425,000	13/06/2025
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 08:55



Property Type: House (Res)

Land Size: 507 sqm approx

Agent Comments

Indicative Selling Price

\$1,485,000

Median House Price

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

Comparable Properties



225 Mill St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Private Sale

Date: 19/09/2025

Property Type: House

Land Size: 1028 sqm approx



217 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 623 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.