

# 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

110 Ripon Street, 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

\$695,000

&

\$745,000

### Median sale price

Median price

\$691,500

Property Type

House

Suburb

Ballarat Central

Period - From

16/04/2025

to

15/04/2026

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	206 Pleasant St.S NEWINGTON 3350	\$735,000	24/02/2026
2	1215 Mair St BALLARAT CENTRAL 3350	\$720,000	16/01/2026
3	10 Duke St NEWINGTON 3350	\$700,000	19/11/2025

**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:

16/04/2026 14:44



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 354 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$695,000 - \$745,000  
**Median House Price**  
 16/04/2025 - 15/04/2026: \$691,500

## Comparable Properties



**206 Pleasant St S NEWINGTON 3350 (REI)**

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** House  
**Land Size:** 468 sqm approx



**1215 Mair St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House  
**Land Size:** 445 sqm approx



**10 Duke St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House  
**Land Size:** 380 sqm approx