

## 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 and  
postcode

409 SOUTH 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) (\*Delete single price or range as applicable)

Single Price

\$379,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,250

Property type

House

Suburb

Ballarat Central

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

307 SKIPTON STREET BALLARAT CENTRAL VIC 3350	\$335,000	17-Nov-25
506 SEBASTOPOL STREET BALLARAT CENTRAL VIC 3350	\$430,000	09-May-25
513 DRUMMOND STREET SOUTH REDAN VIC 3350	\$402,500	26-Nov-25

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: 20 April 2026



**307 SKIPTON STREET BALLARAT  
 CENTRAL VIC 3350**

 2  1  1

Sold Price **\$335,000** Sold Date **17-Nov-25**

Distance **0.22km**



**506 SEBASTOPOL STREET  
 BALLARAT CENTRAL VIC 3350**

 3  1  1

Sold Price **\$430,000** Sold Date **09-May-25**

Distance **0.31km**



**513 DRUMMOND STREET SOUTH  
 REDAN VIC 3350**

 2  1  1

Sold Price **\$402,500** Sold Date **26-Nov-25**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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