# 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<br>Including suburb and postcode | 106 Humffray Street N, Ballarat East, Vic 3350 |

## Indicative selling price

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

range between $595,000 & $635,000

## Median sale price

Median price $515,000 Property type *House* Suburb Ballarat East

Period - From 01/02/2025 to 31/01/2026 Source PropTrack

## 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 |
|---|---|---|
| 18 Otway St N, Ballarat East, VIC 3350 | $610,000 | 08/10/2025 |
| 30 King Street South, Ballarat East, VIC 3350 | $607,500 | 25/10/2024 |
| 9 Trevor Street, Ballarat East, VIC 3350 | $597,500 | 09/04/2025 |

**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 eighteen months.~~

This Statement of Information was prepared on: 06/02/2026