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	2/9 Barkly Street, Ballarat East Vic 3350

Indicative selling price

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

Single price $485,000

Median sale price

Median price $426,250 Property Type Townhouse Suburb Ballarat East

Period - From 16/07/2025 to 15/07/2026 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	7 East St.S BALLARAT EAST 3350	$516,000	18/05/2026
2	6 East St BAKERY HILL 3350	$468,000	05/03/2026
3	14 Glazebrook St BALLARAT EAST 3350	$485,000	16/08/2025

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: 16/07/2026 11:40

2/9 Barkly Street, Ballarat East Vic 3350

JellisCraig

Damian Caine
0402 556 556
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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$485,000
Median Townhouse Price
16/07/2025 - 15/07/2026: $426,250

Comparable Properties



7 East St.S BALLARAT EAST 3350 (REI)

2 1 4

Price: $516,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 327 sqm approx

Agent Comments

6 East St BAKERY HILL 3350 (VG)

2 - -

Price: $468,000
Method: Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 518 sqm approx

Agent Comments

14 Glazebrook St BALLARAT EAST 3350 (VG)

2 - -

Price: $485,000
Method: Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

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