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	153 Humffray Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $549,500 Property Type House Suburb Ballarat East

Period - From 29/07/2025 to 28/07/2026 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	133 Scott Pde BALLARAT EAST 3350	$622,000	16/06/2026
2	9 Oliver St BALLARAT EAST 3350	$570,000	21/05/2026
3	175 Scott Pde BALLARAT EAST 3350	$560,000	08/05/2026

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: 29/07/2026 11:23

153 Humffray Street, Ballarat East Vic 3350

JellisCraig

3 1 4

Property Type: House
Land Size: 619 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median House Price
29/07/2025 - 28/07/2026: $549,500

Comparable Properties



133 Scott Pde BALLARAT EAST 3350 (REI/VG)

3 1 2

Price: $622,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 1014 sqm approx

Agent Comments



9 Oliver St BALLARAT EAST 3350 (REI/VG)

3 2 2

Price: $570,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



175 Scott Pde BALLARAT EAST 3350 (VG)

1 - -

Price: $560,000
Method: Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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