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	305 Nelson Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $489,000 & $529,000

Median sale price

Median price $455,000 Property Type House Suburb Ballarat East

Period - From 21/02/2024 to 20/02/2025 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 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
1	226 York St BALLARAT EAST 3350	$480,000	06/12/2024
2	10 Rice St BALLARAT EAST 3350	$520,000	12/09/2024
3			

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: 21/02/2025 11:30

305 Nelson Street, Ballarat East Vic 3350



3 1 3

Property Type: House (Res)
Land Size: 761 sqm approx

Agent Comments

Indicative Selling Price
$489,000 - $529,000
Median House Price
21/02/2024 - 20/02/2025: $455,000

Comparable Properties



226 York St BALLARAT EAST 3350 (REI)

3 1 2

Price: $480,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 1183 sqm approx

Agent Comments



10 Rice St BALLARAT EAST 3350 (REI/VG)

3 2 1

Price: $520,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 490 sqm approx

Agent Comments

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.

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

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