Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	105 Johns Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between $475,000 & $495,000

Median sale price

Median price $370,000 Property Type Unit Suburb Ballarat Central

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/218a Clayton St CANADIAN 3350	$485,000	11/04/2025
2	4/414a Nicholson St BLACK HILL 3350	$485,000	25/03/2025
3	6 Kevlar Cl CANADIAN 3350	$445,000	21/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/05/2025 14:41

105 Johns Street, Ballarat Central Vic 3350



3 2 1

Property Type: Townhouse
Land Size: 196 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $495,000
Median Unit Price
Year ending March 2025: $370,000

Comparable Properties



1/218a Clayton St CANADIAN 3350 (REI)

3 2 1

Price: $485,000
Method: Private Sale
Date: 11/04/2025
Property Type: Townhouse (Single)

Agent Comments



4/414a Nicholson St BLACK HILL 3350 (REI/VG)

3 2 1

Price: $485,000
Method: Private Sale
Date: 25/03/2025
Property Type: Townhouse (Single)
Land Size: 243 sqm approx

Agent Comments



6 Kevlar Cl CANADIAN 3350 (REI/VG)

3 2 2

Price: $445,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 189 sqm approx

Agent Comments

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

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