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	2/103-105 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price $375,000

Median sale price

Median price $405,000 Property Type Unit Suburb Ballarat Central

Period - From 01/10/2024 to 31/12/2024 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	2/16 Kent St BALLARAT CENTRAL 3350	$385,000	11/02/2025
2	1/320 Windermere St BALLARAT CENTRAL 3350	$390,000	20/12/2024
3	2/421 Ascot St.S BALLARAT CENTRAL 3350	$405,000	17/12/2024

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: 13/03/2025 14:28

2/103-105 Ascot Street South, Ballarat Central Vic 3350



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
December quarter 2024: $405,000

Comparable Properties



2/16 Kent St BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $385,000
Method: Private Sale
Date: 11/02/2025
Property Type: Unit
Land Size: 153 sqm approx

Agent Comments



1/320 Windermere St BALLARAT CENTRAL 3350 (VG)

2 - -

Price: $390,000
Method: Sale
Date: 20/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/421 Ascot St.S BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $405,000
Method: Private Sale
Date: 17/12/2024
Property Type: Unit
Land Size: 236 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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