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	226 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $485,000 & $530,000

Median sale price

Median price $580,000 Property Type House Suburb Ballarat Central

Period - From 24/04/2024 to 23/04/2025 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 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	813 Dana St BALLARAT CENTRAL 3350	$500,000	10/12/2024
2	415a Errard St.S BALLARAT CENTRAL 3350	$530,000	19/07/2024
3	309 Errard St.S BALLARAT CENTRAL 3350	$515,000	17/06/2024

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: 24/04/2025 11:00

226 Errard Street South, Ballarat Central Vic 3350

Vicky Vermeend
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0439 965 311
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3 1 2

Property Type: House
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median House Price
24/04/2024 - 23/04/2025: $580,000

Comparable Properties



813 Dana St BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $500,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 448 sqm approx

Agent Comments



415a Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

3 2 2

Price: $530,000
Method: Private Sale
Date: 19/07/2024
Property Type: House (Res)
Land Size: 492 sqm approx

Agent Comments



309 Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $515,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 483 sqm approx

Agent Comments

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