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	111 Eyre Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between $610,000 & $630,000

Median sale price

Median price $645,000 Property Type House Suburb Ballarat Central

Period - From 07/01/2025 to 06/01/2026 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	313 Pleasant St BALLARAT CENTRAL 3350	$600,000	11/11/2025
2	411 Errard St.S BALLARAT CENTRAL 3350	$635,000	28/05/2025
3	1312 Dana St BALLARAT CENTRAL 3350	$625,000	10/09/2025

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: 07/01/2026 08:32

111 Eyre Street, Ballarat Central Vic 3350

Lisa Horvat
03 5324 2408
0400 533 667
lisa@ballaratpropertyagents.com.au



Property Type:
Agent Comments

Indicative Selling Price
$610,000 - $630,000
Median House Price
07/01/2025 - 06/01/2026: $645,000

Comparable Properties

313 Pleasant St BALLARAT CENTRAL 3350 (REI)

3 | 1 | 4

Agent Comments

Price: $600,000
Method:
Date: 11/11/2025
Property Type: House

411 Errard St.S BALLARAT CENTRAL 3350 (REI)

3 | 1 | 2

Agent Comments

Price: $635,000
Method:
Date: 28/05/2025
Property Type: House



1312 Dana St BALLARAT CENTRAL 3350 (REI/VG)

3 | 1 | 2

Agent Comments

Price: $625,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 409 sqm approx

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