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	219 Clayton Street, Ballarat East Vic 3350

Indicative selling price

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

Single price $495,000

Median sale price

Median price $468,500 Property Type House Suburb Ballarat East

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	4 Maxlyn Av BALLARAT EAST 3350	$510,000	11/09/2025
2	412 Eureka St EUREKA 3350	$510,000	26/08/2025
3	207 Larter St CANADIAN 3350	$500,000	02/06/2025

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: 20/09/2025 21:44

219 Clayton Street, Ballarat East Vic 3350

JellisCraig

3 1 2

Property Type: House
Land Size: 432 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
Year ending June 2025: $468,500

Comparable Properties



4 Maxlyn Av BALLARAT EAST 3350 (REI)

3 1 2

Price: $510,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 540 sqm approx

Agent Comments



412 Eureka St EUREKA 3350 (REI)

4 2 1

Price: $510,000
Method: Private Sale
Date: 26/08/2025
Property Type: House

Agent Comments



207 Larter St CANADIAN 3350 (REI/VG)

3 1 -

Price: $500,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 2420 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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