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	1/20-22 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $470,000 & $485,000

Median sale price

Median price $435,000 Property Type Townhouse Suburb Ballarat Central

Period - From 17/12/2024 to 16/12/2025 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	4/203 Ripon St.S BALLARAT CENTRAL 3350	$461,000	05/12/2025
2	321A Raglan St.S BALLARAT CENTRAL 3350	$450,000	29/10/2025
3	2/4 Pleasant St.S NEWINGTON 3350	$457,000	04/09/2025

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: 17/12/2025 11:14

1/20-22 Drummond Street South, Ballarat Central Vic 3350



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$470,000 - $485,000
Median Townhouse Price
17/12/2024 - 16/12/2025: $435,000

Comparable Properties



4/203 Ripon St.S BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $461,000
Method: Private Sale
Date: 05/12/2025
Property Type: Unit

Agent Comments



321A Raglan St.S BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $450,000
Method: Private Sale
Date: 29/10/2025
Property Type: Townhouse (Single)
Land Size: 171 sqm approx

Agent Comments



2/4 Pleasant St.S NEWINGTON 3350 (REI)

2 1 1

Price: $457,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Fletchers | P: 03 5333 4797

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