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 and postcode	88 Humffray Street N, Ballarat East, Vic 3350

Indicative selling price

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

range between $550,000 & $595,000

Median sale price

Median price	$527,500	Property type	*House*	Suburb	Ballarat East

Period - From	01/09/2025	to	30/11/2025	Source	PropTrack

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 eighteen 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
104 Nelson Street, Ballarat East, VIC 3350	$640,000	12/09/2025
25 Morres St, Ballarat East, VIC 3350	$550,000	22/06/2024
13 Napier Street, Black Hill, VIC 3350	$610,000	15/09/2025

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 eighteen months.~~

This Statement of Information was prepared on: 22/12/2025