

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

2/115 ALBERT STREET BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

1/723 LA TROBE STREET REDAN VIC 3350	\$270,000	01-May-25
3/512 YORK STREET BALLARAT EAST VIC 3350	\$275,000	14-Mar-25
11/41 KENT STREET SEBASTOPOL VIC 3356	\$260,000	05-May-25

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 June 2026



**1/723 LA TROBE STREET REDAN
VIC 3350**

 2  1  1

Sold Price

\$270,000

Sold Date **01-May-25**

Distance **2.71km**



**3/512 YORK STREET BALLARAT
EAST VIC 3350**

 2  1  1

Sold Price

\$275,000

Sold Date **14-Mar-25**

Distance **2.19km**



**11/41 KENT STREET SEBASTOPOL
VIC 3356**

 2  1  1

Sold Price

\$260,000

Sold Date **05-May-25**

Distance **3.29km**

RS = Recent sale

UN = Undisclosed Sale

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