

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 \$690,000 & \$720,000

Median sale price

Median price \$590,000 Property Type House Suburb Ballarat Central

Period - From 08/07/2024 to 07/07/2025 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	6 Davey St BALLARAT CENTRAL 3350	\$650,000	01/02/2025
2	320 Ascot St.S BALLARAT CENTRAL 3350	\$730,000	05/06/2025
3	302 Drummond St.N BALLARAT CENTRAL 3350	\$715,000	17/06/2025

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:

08/07/2025 09:55

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Indicative Selling Price
\$690,000 - \$720,000
Median House Price
08/07/2024 - 07/07/2025: \$590,000



Property Type: House (Previously Occupied - Detached)
Land Size: 281 sqm approx
Agent Comments

Comparable Properties

6 Davey St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$650,000
Method:
Date: 01/02/2025
Property Type: House

320 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$730,000
Method:
Date: 05/06/2025
Property Type: House



302 Drummond St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 17/06/2025
Property Type: House

Account - Ballarat Property Agents | P: 03 5324 2408