

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 41 Grant Street, Ballarat Central Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$640,000 & \$650,000

Median sale price

Median price \$645,000 Property Type House Suburb Ballarat Central

Period - From 01/04/2025 to 31/03/2026 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	223 Windermere St BALLARAT CENTRAL 3350	\$643,000	25/03/2026
2	9 Magpie St GOLDEN POINT 3350	\$610,000	19/03/2026
3	803 Eyre St BALLARAT CENTRAL 3350	\$650,000	17/03/2026

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: 15/05/2026 14:50



Robert Cunningham
0353370040
0418543634

robert@doepels.com.au

Indicative Selling Price

\$640,000 - \$650,000

Median House Price

Year ending March 2026: \$645,000



3 2 2

Property Type: House

Land Size: 715 sqm approx

Agent Comments

Comparable Properties



223 Windermere St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

3 2 2

Price: \$643,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 256 sqm approx



9 Magpie St GOLDEN POINT 3350 (REI)

Agent Comments

3 1 2

Price: \$610,000

Method: Private Sale

Date: 19/03/2026

Property Type: House

Land Size: 657 sqm approx



803 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 473 sqm approx

Account - Doepels Pty Ltd t/as Stone Real Estate Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.