

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

1/12 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

19/08/2025

to

18/08/2026

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	Lot 5/12 Errard St.S BALLARAT CENTRAL 3350	\$455,000	13/04/2026
2	2/12 Errard St.S BALLARAT CENTRAL 3350	\$470,000	19/12/2025
3	4/12 Errard St.S BALLARAT CENTRAL 3350	\$455,000	12/12/2025

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:

19/08/2026 15:21



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

19/08/2025 - 18/08/2026: \$455,000

Comparable Properties

Lot 5/12 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

5 1 1

Price: \$455,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



2/12 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment



4/12 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment