

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Moyle Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$590,000

&

\$635,000

Median sale price

Median price \$601,000

Property Type House

Suburb Ballarat Central

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	609 South St BALLARAT CENTRAL 3350	\$610,000	06/06/2025
2	411 Errard St.S BALLARAT CENTRAL 3350	\$635,000	28/05/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2025 14:19



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Property Type: House
Land Size: 561 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$635,000
Median House Price
June quarter 2025: \$601,000

Comparable Properties



609 South St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 3

Price: \$610,000
Method: Private Sale
Date: 06/06/2025
Property Type: House



411 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$635,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 825 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.