

# 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

2/219 Ripon Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$310,000 & \$325,000

### Median sale price

Median price \$370,000 Property Type Unit Suburb Ballarat Central

Period - From 01/01/2025 to 31/03/2025 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 eighteen 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	2/2 Nightingale St NEWINGTON 3350	\$292,500	26/05/2025
2	1/6 Balaclava St NEWINGTON 3350	\$300,000	19/07/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 11/06/2025 15:54



1   1   1

Property Type:  
Unit  
Agent Comments

Indicative Selling Price  
\$310,000 - \$325,000  
Median Unit Price  
March quarter 2025: \$370,000

## Comparable Properties



2/2 Nightingale St NEWINGTON 3350 (REI)

Agent Comments

1   1   1

Price: \$292,500  
Method: Private Sale  
Date: 26/05/2025  
Property Type: Unit



1/6 Balaclava St NEWINGTON 3350 (REI/VG)

Agent Comments

1   1   1

Price: \$300,000  
Method: Private Sale  
Date: 19/07/2024  
Property Type: Unit

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 eighteen months.