

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

Range between \$300,000 & \$310,000

Median sale price

Median price \$375,000 Property Type Unit Suburb Ballarat Central

Period - From 07/08/2024 to 06/08/2025 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	2/2 Nightingale St NEWINGTON 3350	\$292,500	26/05/2025
2	7/412 Drummond St.N BALLARAT CENTRAL 3350	\$305,000	02/12/2024
3	8/304 Clarendon St SOLDIERS HILL 3350	\$305,000	05/07/2024

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:

07/08/2025 14:46



1
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$300,000 - \$310,000

Median Unit Price

07/08/2024 - 06/08/2025: \$375,000

Comparable Properties



2/2 Nightingale St NEWINGTON 3350 (REI/VG)

Agent Comments

1
 1
 1

Price: \$292,500

Method: Private Sale

Date: 26/05/2025

Property Type: Unit

Land Size: 135 sqm approx



7/412 Drummond St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

1
 1
 1

Price: \$305,000

Method: Private Sale

Date: 02/12/2024

Property Type: Apartment



8/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

1
 1
 1

Price: \$305,000

Method: Private Sale

Date: 05/07/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555