Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty Type Un	Unit		Suburb	Ballarat Central
Period - From	07/08/2024	to	06/08/2025	So	urce	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

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



Date of sale

JellisCraig

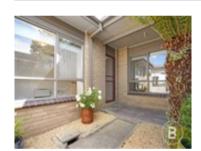




Property Type: Unit **Agent Comments**

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)

Price: \$292,500 Method: Private Sale

Date: 26/05/2025 Property Type: Unit

Land Size: 135 sqm approx

Agent Comments



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





Price: \$305,000 Method: Private Sale Date: 02/12/2024

Property Type: Apartment



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



Agent Comments

Price: \$305,000 Method: Private Sale Date: 05/07/2024

Property Type: Apartment

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





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