

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

1/20-22 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$470,000

&

\$485,000

Median sale price

Median price

\$435,000

Property Type

Townhouse

Suburb

Ballarat Central

Period - From

17/12/2024

to

16/12/2025

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	4/203 Ripon St.S BALLARAT CENTRAL 3350	\$461,000	05/12/2025
2	321A Raglan St.S BALLARAT CENTRAL 3350	\$450,000	29/10/2025
3	2/4 Pleasant St.S NEWINGTON 3350	\$457,000	04/09/2025

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:

17/12/2025 11:14



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$470,000 - \$485,000

Median Townhouse Price

17/12/2024 - 16/12/2025: \$435,000

Comparable Properties



4/203 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$461,000

Method: Private Sale

Date: 05/12/2025

Property Type: Unit



321A Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 29/10/2025

Property Type: Townhouse (Single)

Land Size: 171 sqm approx



2/4 Pleasant St.S NEWINGTON 3350 (REI)

Agent Comments

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Price: \$457,000

Method: Private Sale

Date: 04/09/2025

Property Type: Townhouse (Single)

Account - Fletchers | P: 03 5333 4797