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	1/20-22 Drummond Street South, Ballarat Central Vic 3350
Including suburb or	
locality and postcode	

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	Pro	perty Type T	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

Add	dress 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 comparableproperties 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







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

Price: \$461,000 Method: Private Sale Date: 05/12/2025 Property Type: Unit



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

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Agent Comments

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

Price: \$457,000 Method: Private Sale Date: 04/09/2025

Property Type: Townhouse (Single)

Account - Fletchers | P: 03 5333 4797





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