

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 and
postcode

104 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Ballarat East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

159 VICTORIA STREET BALLARAT EAST VIC 3350	\$520,000	14-Nov-24
6A RICE STREET BALLARAT EAST VIC 3350	\$520,000	04-Apr-25
134 EUREKA STREET BALLARAT EAST VIC 3350	\$520,000	09-Nov-24

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: 11 July 2025



**159 VICTORIA STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$520,000

Sold Date **14-Nov-24**

Distance **0.36km**



**6A RICE STREET BALLARAT EAST
VIC 3350**

3 1 1

Sold Price

Sold Date **04-Apr-25**

Distance **0.78km**



**134 EUREKA STREET BALLARAT
EAST VIC 3350**

3 1 2

Sold Price

Sold Date **09-Nov-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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