### 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	124 Windermere Street, 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 \$890,000 & \$930,000	Range between	\$890,000	&	\$930,000
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### Median sale price

Median price	\$688,000	Pro	perty Type	House		Suburb	Ballarat Central
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

# 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	301a Pleasant St.S BALLARAT CENTRAL 3350	\$920,000	21/10/2025
2	30 Johnson St BALLARAT CENTRAL 3350	\$890,000	10/07/2025
3	15 Raglan St.S BALLARAT CENTRAL 3350	\$897,500	01/11/2024

#### 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: 14	1/11/2025 22:37
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**Indicative Selling Price** \$890,000 - \$930,000 **Median House Price** September quarter 2025: \$688,000



Rooms: 6 **Property Type: Agent Comments** 

# Comparable Properties



301a Pleasant St.S BALLARAT CENTRAL 3350 (REI)

**Agent Comments** 

Price: \$920,000 Method: Private Sale Date: 21/10/2025 Property Type: House Land Size: 570 sqm approx



30 Johnson St BALLARAT CENTRAL 3350 (REI/VG)

**Agent Comments** 

Price: \$890,000 Method: Private Sale Date: 10/07/2025 Property Type: House Land Size: 353 sqm approx



15 Ragian St.S BALLARAT CENTRAL 3350 (REI)

Price: \$897,500 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 508 sqm approx **Agent Comments** 

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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