

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

124 Windermere Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$890,000

&

\$930,000

Median sale price

Median price

\$688,000

Property 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	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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/11/2025 22:37

124 Windermere Street, Ballarat Central Vic 3350



Scott Petrie

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Indicative Selling Price

\$890,000 - \$930,000

Median House Price

September quarter 2025: \$688,000



3 1 3

Rooms: 6

Property Type:

Agent Comments

Comparable Properties



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

Agent Comments

3 2 2

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

3 2 1

Price: \$890,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 353 sqm approx



15 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$897,500

Method: Private Sale

Date: 01/11/2024

Property Type: House

Land Size: 508 sqm approx

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



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