

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
18 Anderson Street W, Ballarat Central, Vic 3350

Indicative selling price

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

range between \$749,000

& \$779,000

Median sale price

Median price \$645,000 Property type House Suburb Ballarat Central

Period - From 01/09/2025 to 30/11/2025 Source  PropTrack

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 eighteen 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
13 Blair Street, Golden Point, VIC 3350	\$705,000	23/09/2025
307 Armstrong St South, Ballarat Central, VIC 3350	\$710,000	14/08/2025
303 Lyons Street South, Ballarat Central, VIC 3350	\$785,900	03/09/2025

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 eighteen months.

This Statement of Information was prepared on: 10/12/2025