

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

26 CONNELLAN STREET 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

or range
between

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,750

Property type

House

Suburb

Ballarat East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

607 NEILL STREET SOLDIERS HILL VIC 3350

\$580,000

30-Aug-24

227 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350

\$580,000

12-Jul-24

7 DAVEY STREET BALLARAT CENTRAL VIC 3350

\$570,000

24-Oct-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: 17 November 2025



**607 NEILL STREET SOLDIERS HILL
VIC 3350**

3 2 1

Sold Price

\$580,000

Sold Date **30-Aug-24**

Distance

1.87km



**227 ERRARD STREET SOUTH
BALLARAT CENTRAL VIC 3350**

3 2 1

Sold Price

Sold Date

12-Jul-24

Distance

3.07km



**7 DAVEY STREET BALLARAT
CENTRAL VIC 3350**

3 2 1

Sold Price

\$570,000

Sold Date

24-Oct-24

Distance

2.41km

RS = Recent sale

UN = Undisclosed Sale

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