

# 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

220 Talbot Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$550,000

### Median sale price

Median price \$590,000 Property Type House Suburb Ballarat Central

Period - From 18/06/2024 to 17/06/2025 Source Property Data

### 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	26 Drummond St.S BALLARAT CENTRAL 3350	\$520,000	11/10/2024
2	202 Ascot St BALLARAT CENTRAL 3350	\$560,000	12/06/2025
3	510 Eyre St BALLARAT CENTRAL 3350	\$480,000	16/05/2025

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 18 months.~~

This Statement of Information was prepared on: 18/06/2025 11:58

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2   1   1

**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$550,000  
**Median House Price**  
18/06/2024 - 17/06/2025: \$590,000

## Comparable Properties

**26 Drummond St.S BALLARAT CENTRAL 3350 (REI)**   **Agent Comments**

3   1   1

**Price:** \$520,000  
**Method:**  
**Date:** 11/10/2024  
**Property Type:** House



**202 Ascot St BALLARAT CENTRAL 3350 (REI)**   **Agent Comments**

2   1   1

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 12/06/2025  
**Property Type:** House  
**Land Size:** 347 sqm approx



**510 Eyre St BALLARAT CENTRAL 3350 (REI/VG)**   **Agent Comments**

2   1   -

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 16/05/2025  
**Property Type:** House  
**Land Size:** 292 sqm approx