

# 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

245 Victoria Street, Ballarat East 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 \$699,000 & \$768,900

### Median sale price

Median price \$478,500 Property Type House Suburb Ballarat East

Period - From 23/07/2024 to 22/07/2025 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 | 202c Victoria St BALLARAT EAST 3350 | \$800,000 | 10/06/2025   |
| 2 | 18 Marbles Cr BALLARAT EAST 3350    | \$780,000 | 05/05/2025   |
| 3 | 17 Hopscotch St BALLARAT EAST 3350  | \$715,000 | 28/02/2025   |

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:

23/07/2025 15:21

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

**Indicative Selling Price**

\$699,000 - \$768,900

**Median House Price**

23/07/2024 - 22/07/2025: \$478,500



3    2    2

**Property Type:** House (Res)**Land Size:** 736 sqm approx

Agent Comments

## Comparable Properties

**202c Victoria St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

4    2    2

**Price:** \$800,000**Method:** Private Sale**Date:** 10/06/2025**Property Type:** House**Land Size:** 463 sqm approx**18 Marbles Cr BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3    2    1

**Price:** \$780,000**Method:** Private Sale**Date:** 05/05/2025**Property Type:** House (Res)**Land Size:** 301 sqm approx**17 Hopscotch St BALLARAT EAST 3350 (VG)**

Agent Comments

3    -    -

**Price:** \$715,000**Method:** Sale**Date:** 28/02/2025**Property Type:** House - Attached House N.E.C.**Land Size:** 232 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408