#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

Property	offered	for sale
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Address	245 Victoria Street, Ballarat East Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$478,500	Pro	perty 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

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



Date of sale



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> **Indicative Selling Price** \$699,000 - \$768,900 **Median House Price** 23/07/2024 - 22/07/2025: \$478,500





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

**Agent Comments** 

## Comparable Properties



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

**Agent Comments** 

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

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)



Price: \$715,000 Method: Sale Date: 28/02/2025

Property Type: House - Attached House N.E.C.

Land Size: 232 sqm approx

**Agent Comments** 

Account - Ballarat Property Agents | P: 03 5324 2408





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