

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

409 DRUMMOND STREET SOUTH BALLARAT CENTRAL 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Ballarat Central

Period-from

01 Aug 2024

to

31 Jul 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

509 RIPON STREET SOUTH REDAN VIC 3350	\$1,150,000	18-Nov-24
128 WINDERMERE STREET BALLARAT CENTRAL VIC 3350	\$1,165,000	10-Jun-25
5 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350	\$1,170,000	04-Mar-25

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: 26 August 2025

McGrath

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509 RIPON STREET SOUTH REDAN VIC 3350

Sold Price

\$1,150,000

Sold Date

18-Nov-24



4



2



2

Distance

0.59km



128 WINDERMERE STREET BALLARAT CENTRAL VIC 3350

Sold Price

\$1,165,000

Sold Date

10-Jun-25



4



2



2

Distance

0.64km



5 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350

Sold Price

\$1,170,000

Sold Date

04-Mar-25



4



3



1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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