

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

5/14 STAWELL STREET SOUTH 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,250

Property type

Unit

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

1/2 KENNY STREET BALLARAT EAST VIC 3350	\$355,000	23-Jun-25
4/257A SCOTT PARADE BROWN HILL VIC 3350	\$400,000	29-Aug-25
5/405 EUREKA STREET EUREKA VIC 3350	\$360,000	20-Jun-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: 17 November 2025



**1/2 KENNY STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$355,000

Sold Date

23-Jun-25

Distance

0.55km



**4/257A SCOTT PARADE BROWN
HILL VIC 3350**

2 1 1

Sold Price

\$400,000

Sold Date

29-Aug-25

Distance

0.73km



**5/405 EUREKA STREET EUREKA
VIC 3350**

2 1 1

Sold Price

\$360,000

Sold Date

20-Jun-25

Distance

0.79km



**263 SCOTT PARADE BROWN HILL
VIC 3350**

2 1 1

Sold Price

^{RS} **\$399,000**

Sold Date

04-Jun-25

Distance

0.86km



**4/243 YORK STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$355,000

Sold Date

05-Sep-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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