

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

513 Ripon Street South, Redan Vic 3350

Indicative selling price

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

Range between \$640,000 & \$655,000

Median sale price

Median price \$454,000 Property Type House Suburb Redan

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	703 Skipton St REDAN 3350	\$649,000	26/09/2025
2	1014 Ripon St.S REDAN 3350	\$610,000	05/08/2025
3	504 Ripon St.S REDAN 3350	\$635,000	26/09/2024

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:

20/11/2025 09:35

513 Ripon Street South, Redan Vic 3350

BALLARAT
PROPERTY AGENTS

Michael Golding
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Indicative Selling Price

\$640,000 - \$655,000

Median House Price

Year ending September 2025: \$454,000



 4  1  2

Rooms: 5

Property Type: House (Res)

Land Size: 787 sqm approx

Agent Comments

Comparable Properties



703 Skipton St REDAN 3350 (REI)

Agent Comments

 3  1  1

Price: \$649,000

Method: Private Sale

Date: 26/09/2025

Property Type: House

Land Size: 1000 sqm approx



1014 Ripon St.S REDAN 3350 (REI)

Agent Comments

 4  2  2

Price: \$610,000

Method: Private Sale

Date: 05/08/2025

Property Type: House

Land Size: 568 sqm approx



504 Ripon St.S REDAN 3350 (REI)

Agent Comments

 3  2  2

Price: \$635,000

Method: Private Sale

Date: 26/09/2024

Property Type: House

Land Size: 598 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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