Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 7 Urquhart Street, Ballarat Central Vic 3350 |
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Indicative selling price

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

| Range between \$575,000 | & | \$595,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$688,000 | Pro | perty Type | House | | Suburb | Ballarat Central |
|---------------|------------|-----|------------|-------|--------|--------|------------------|
| Period - From | 01/07/2025 | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-----------|--------------|
| 1 | 18 Somerset Av LAKE GARDENS 3355 | \$559,000 | 18/07/2025 |
| 2 | 26 Windermere St BALLARAT CENTRAL 3350 | \$688,000 | 04/07/2025 |
| 3 | 202 Ascot St BALLARAT CENTRAL 3350 | \$560,000 | 12/06/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 21/10/2025 15:00 |
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Dean Parish 0490382264 dean.parish@fletchers.net.au

Indicative Selling Price \$575,000 - \$595,000 **Median House Price** September quarter 2025: \$688,000





Property Type: House **Agent Comments**

Comparable Properties



18 Somerset Av LAKE GARDENS 3355 (REI/VG)

2

Price: \$559,000 Method: Private Sale Date: 18/07/2025 Property Type: House Land Size: 312 sqm approx **Agent Comments**



26 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

2

Agent Comments

Price: \$688,000 Method: Private Sale Date: 04/07/2025 Property Type: House Land Size: 348 sqm approx



202 Ascot St BALLARAT CENTRAL 3350 (REI/VG)

Price: \$560,000 Method: Private Sale Date: 12/06/2025 Property Type: House Land Size: 347 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797





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