

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

7 Urquhart Street, Ballarat Central Vic 3350

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

Property 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	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 comparable properties 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



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$575,000 - \$595,000

Median House Price

September quarter 2025: \$688,000

Comparable Properties



18 Somerset Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

 2  1  1

Price: \$559,000

Method: Private Sale

Date: 18/07/2025

Property Type: House

Land Size: 312 sqm approx



26 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 2  1  2

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)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 347 sqm approx