

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 Skipton Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$697,500

Property Type

House

Suburb

Ballarat Central

Period - From

01/10/2025

to

31/12/2025

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	311 Barkly St GOLDEN POINT 3350	\$737,500	02/12/2025
2	1001 Dana St BALLARAT CENTRAL 3350	\$820,000	28/08/2025
3	403 Raglan St.S BALLARAT CENTRAL 3350	\$785,000	26/08/2025

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:

28/01/2026 10:02



Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



311 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$737,500

Method: Private Sale

Date: 02/12/2025

Property Type: House

Land Size: 619 sqm approx



1001 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 512 sqm approx



403 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 26/08/2025

Property Type: House

Land Size: 534 sqm approx