

# 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 407 Raglan Street, Ballarat Central Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$469,950

### 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	13 Stocks St GOLDEN POINT 3350	\$470,000	03/07/2025
2	2 Surrey St BALLARAT CENTRAL 3350	\$465,000	18/03/2025
3	716 Skipton St REDAN 3350	\$460,000	31/10/2024

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:

22/01/2026 18:08



 3    1    2

**Property Type:** 3

**Land Size:** 466 sqm approx

Agent Comments

## Comparable Properties



**13 Stocks St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 03/07/2025

**Property Type:** House

**Land Size:** 452 sqm approx



**2 Surrey St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** House

**Land Size:** 418 sqm approx



**716 Skipton St REDAN 3350 (REI/VG)**

Agent Comments

 3    1    4

**Price:** \$460,000

**Method:** Private Sale

**Date:** 31/10/2024

**Property Type:** House

**Land Size:** 907 sqm approx