

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

10 Windermere Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$695,000

Property Type House

Suburb Ballarat Central

Period - From 27/05/2025

to 26/05/2026

Source Property Data

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	110 Seymour St SOLDIERS HILL 3350	\$720,000	19/05/2026
2	7 Skipton St BALLARAT CENTRAL 3350	\$730,000	01/05/2026
3	17 Johnson St BALLARAT CENTRAL 3350	\$738,000	11/02/2026

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:

27/05/2026 14:12



Property Type: House (Res)

Land Size: 506 sqm approx

Agent Comments

Comparable Properties



110 Seymour St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 19/05/2026

Property Type: House

Land Size: 413 sqm approx



7 Skipton St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 593 sqm approx



17 Johnson St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$738,000

Method: Private Sale

Date: 11/02/2026

Property Type: House

Land Size: 465 sqm approx