Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/10/2026

Property offered for sale

Address
Including suburb and postcode: 504 Sebastopol Street, Ballarat Central Vic 3350

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Weatherboard	3	1	1	104	241

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $495,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $710,000 Property type: House Suburb: Ballarat Central

Period: from 01/04/2026 to 30/06/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	305 Doveton St.S BALLARAT CENTRAL 3350		
Sale price	$520,000	Date of sale	04/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	344

Comparable property 2

Address	404 Barkly St GOLDEN POINT 3350		
Sale price	$595,000	Date of sale	27/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	293

Comparable property 3

Address	1139 Eyre St NEWINGTON 3350		
Sale price	$546,000	Date of sale	24/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	263

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4762a422a24fdbfa9275a5b5165d6a27

504 Sebastopol Street, Ballarat Central Vic 3350

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3 1 1

Rooms: 6
Property Type: House
Land Size: 241 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
June quarter 2026: $710,000

Comparable Properties



305 Doveton St.S BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $520,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 344 sqm approx

Agent Comments



404 Barkly St GOLDEN POINT 3350 (REI)

3 1 2

Price: $595,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 293 sqm approx

Agent Comments



1139 Eyre St NEWINGTON 3350 (REI)

3 1 1

Price: $546,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 263 sqm approx

Agent Comments

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