

# 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 44 Victoria Street, Ballarat East 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)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$510,000 Property Type House Suburb Ballarat East

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	62 King St.S BALLARAT EAST 3350	\$448,333	05/11/2025
2	71 Peel St.S GOLDEN POINT 3350	\$402,000	16/10/2025
3	26 Otway St.S BALLARAT EAST 3350	\$430,000	30/09/2025

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: 03/12/2025 11:58



**Rooms:** 5

**Property Type:** House

Agent Comments

## Comparable Properties



**62 King St.S BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$448,333

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House

**Land Size:** 697 sqm approx



**71 Peel St.S GOLDEN POINT 3350 (REI)**

Agent Comments



**Price:** \$402,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House



**26 Otway St.S BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** House

**Land Size:** 452 sqm approx