

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 and
postcode

501 EYRE STREET BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

504 SOUTH STREET BALLARAT CENTRAL VIC 3350	\$770,000	09-Dec-24
307 PLEASANT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$785,000	02-Dec-25
609 URQUHART STREET BALLARAT CENTRAL VIC 3350	\$740,000	08-Jan-25

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: 23 March 2026

McGrath

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504 SOUTH STREET BALLARAT CENTRAL VIC 3350

3 2 2

Sold Price

\$770,000

Sold Date **09-Dec-24**

Distance

0.41km



307 PLEASANT STREET SOUTH BALLARAT CENTRAL VIC 3350

3 2 2

Sold Price

\$785,000

Sold Date **02-Dec-25**

Distance

0.88km



609 URQUHART STREET BALLARAT CENTRAL VIC 3350

3 2 2

Sold Price

\$740,000

Sold Date **08-Jan-25**

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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