

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

27 MONTEITH PLACE 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

or range
between

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,250

Property type

House

Suburb

Ballarat Central

Period-from

01 Apr 2025

to

31 Mar 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

9A WEBSTER STREET BALLARAT CENTRAL VIC 3350	\$675,000	22-Jan-26
4/1002 ARMSTRONG STREET NORTH BALLARAT NORTH VIC 3350	\$675,000	13-Jan-26
2/1304A GREGORY STREET LAKE WENDOUREE VIC 3350	\$680,000	16-May-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: 28 April 2026

McGrath

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**9A WEBSTER STREET BALLARAT
CENTRAL VIC 3350**

3 1 2

Sold Price

\$675,000

Sold Date

22-Jan-26

Distance

0.66km



**4/1002 ARMSTRONG STREET
NORTH BALLARAT NORTH VIC
3350**

3 2 2

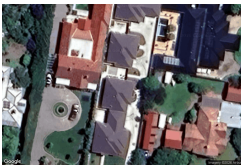
Sold Price

Sold Date

13-Jan-26

Distance

1.56km



**2/1304A GREGORY STREET LAKE
WENDOUREE VIC 3350**

3 - -

Sold Price

\$680,000

Sold Date

16-May-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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