

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

7/2 ALBERT 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

or range
between

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

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

6/115 ALBERT STREET BALLARAT CENTRAL VIC 3350	\$407,000	13-Sep-25
6/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	\$420,000	24-Nov-25
10/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	\$420,250	28-Oct-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.~~

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McGrath

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6/115 ALBERT STREET BALLARAT CENTRAL VIC 3350

Sold Price

\$407,000

Sold Date

13-Sep-25

 2

 1

 1

Distance

0.23km



6/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

Sold Price

\$420,000

Sold Date

24-Nov-25

 2

 1

 1

Distance

0.67km



10/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

Sold Price

\$420,250

Sold Date

28-Oct-25

 2

 1

 1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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