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 or locality and postcode	125 Raglan Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,050,000 & $1,150,000

Median sale price

Median price $580,000 Property Type House Suburb Ballarat Central

Period - From 16/04/2024 to 15/04/2025 Source Property Data

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 eighteen 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	202 Lyons St.S BALLARAT CENTRAL 3350	$1,100,000	30/09/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 16/04/2025 10:17

125 Raglan Street South, Ballarat Central Vic 3350

5 2 0

Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
16/04/2024 - 15/04/2025: $580,000

Comparable Properties

202 Lyons St.S BALLARAT CENTRAL 3350 (REI)

4 2 6

Price: $1,100,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 430 sqm approx

Agent Comments

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 eighteen months.

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