

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

13 Church Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$1,245,000

&

\$1,295,000

Median sale price

Median price

\$688,000

Property Type

House

Suburb

Ballarat Central

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	21a Grove St LAKE WENDOUREE 3350	\$1,300,000	09/04/2025
2	12 Dawsons Av LAKE WENDOUREE 3350	\$1,250,000	24/10/2024
3	416a Ligar St SOLDIERS HILL 3350	\$1,325,000	24/05/2024

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:

24/10/2025 13:47