

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
97 STAWELL STREET NORTH BALLARAT EAST 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 \$665,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Commercial	Suburb <input type="text"/>	Ballarat East
Period-from <input type="text"/>	to <input type="text"/>	30 Nov 2025	Source <input type="text"/>	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
3/137 VICTORIA STREET BALLARAT EAST VIC 3350	\$680,000	19-Feb-25
1 HOPSCOTCH STREET BALLARAT EAST VIC 3350	\$700,000	24-Jan-25
9 HOPSCOTCH STREET BALLARAT EAST VIC 3350	\$695,000	27-Mar-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: 01 December 2025



**3/137 VICTORIA STREET
BALLARAT EAST VIC 3350**

3 2 1

Sold Price

\$680,000 Sold Date 19-Feb-25

Distance

1.1km



**1 HOPSCOTCH STREET BALLARAT
EAST VIC 3350**

3 2 2

Sold Price

\$700,000 Sold Date 24-Jan-25

Distance

0.38km



**9 HOPSCOTCH STREET BALLARAT
EAST VIC 3350**

3 2 2

Sold Price

\$695,000 Sold Date 27-Mar-25

Distance

0.38km

RS = Recent sale **UN** = Undisclosed Sale

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