

# 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

309 York Street, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$480,500 Property Type House Suburb Ballarat East

Period - From 01/10/2024 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.

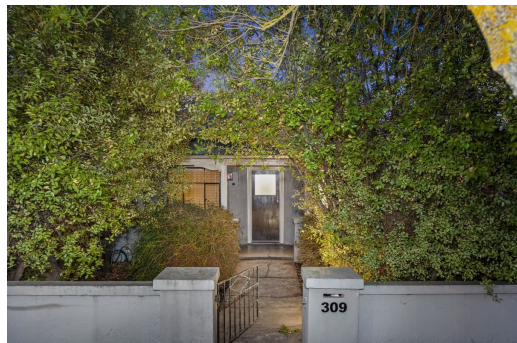
	Address of comparable property	Price	Date of sale
1	13 Hunt St BALLARAT EAST 3350	\$400,000	20/11/2025
2	1/244 York St BALLARAT EAST 3350	\$430,000	24/09/2025
3	2a James St GOLDEN POINT 3350	\$440,000	17/09/2025

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:

01/12/2025 17:04



2 1 1

**Property Type:** House  
**Land Size:** 306 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median House Price**

Year ending September 2025: \$480,500

## Comparable Properties



**13 Hunt St BALLARAT EAST 3350 (REI)**

**Agent Comments**

2 1 2

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** House  
**Land Size:** 496 sqm approx



**1/244 York St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** Unit  
**Land Size:** 335 sqm approx



**2a James St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** House  
**Land Size:** 294 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300