Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	309 York Street, Ballarat East Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

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

Median sale price

Median price	\$480,500	Pro	perty 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









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)





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



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

2

Price: \$430,000





Method: Private Sale Date: 24/09/2025 Property Type: Unit

Land Size: 335 sqm approx

Agent Comments



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





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

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





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