

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 511 Creswick Road, Ballarat Central Vic 3350  
Including suburb and postcode

### Indicative selling price

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

Range between \$425,000 & \$465,000

### Median sale price

Median price \$630,000 Property Type House Suburb Ballarat Central  
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 two kilometres of the property for sale in the last six 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 29 ESSEX St WENDOUREE 3355	\$452,500	20/11/2025
2 14 Oak St WENDOUREE 3355	\$450,000	02/10/2025
3 319 Armstrong St.N SOLDIERS HILL 3350	\$435,000	19/08/2025

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/12/2025 09:12



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1



2

**Property Type:** House**Land Size:** 340 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$425,000 - \$465,000

**Median House Price**

Year ending September 2025: \$630,000

## Comparable Properties

**29 ESSEX St WENDOUREE 3355 (REI)**

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2

**Price:** \$452,500**Method:** Private Sale**Date:** 20/11/2025**Property Type:** House[Agent Comments](#)**14 Oak St WENDOUREE 3355 (REI/VG)**

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1



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**Price:** \$450,000**Method:** Private Sale**Date:** 02/10/2025**Property Type:** House (Res)**Land Size:** 451 sqm approx[Agent Comments](#)**319 Armstrong St.N SOLDIERS HILL 3350 (REI)**

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1



1

**Price:** \$435,000**Method:** Private Sale**Date:** 19/08/2025**Property Type:** House**Land Size:** 447 sqm approx[Agent Comments](#)

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