

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
Including suburb and
postcode

511 Creswick Road, Ballarat Central Vic 3350

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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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)

Agent Comments

3 1 2

Price: \$452,500
Method: Private Sale
Date: 20/11/2025
Property Type: House



14 Oak St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 -

Price: \$450,000
Method: Private Sale
Date: 02/10/2025
Property Type: House (Res)
Land Size: 451 sqm approx



319 Armstrong St.N SOLDIERS HILL 3350 (REI)

Agent Comments

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Price: \$435,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 447 sqm approx

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