

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 619 Wilson 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 \$500,000 & \$550,000

Median sale price

Median price \$520,000 Property Type House Suburb Ballarat East

Period - From 01/01/2025 to 31/12/2025 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	5 Eureka Gdns EUREKA 3350	\$565,000	05/01/2026
2	205 Fussell St BALLARAT EAST 3350	\$510,000	20/08/2025
3	729 Wilson St BALLARAT EAST 3350	\$550,000	24/05/2025

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: 19/02/2026 12:27



3 1 2

Rooms: 5
Property Type: House
Land Size: 827 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending December 2025: \$520,000

Comparable Properties



5 Eureka Gdns EUREKA 3350 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$565,000
Method: Private Sale
Date: 05/01/2026
Property Type: House
Land Size: 687 sqm approx



205 Fussell St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$510,000
Method: Private Sale
Date: 20/08/2025
Property Type: House (Res)
Land Size: 693 sqm approx



729 Wilson St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$550,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 684 sqm approx

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