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	327 Richards Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $475,000 & $520,000

Median sale price

Median price $545,000 Property Type House Suburb Ballarat East

Period - From 15/07/2025 to 14/07/2026 Source Property Data

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	1/312 Joseph St CANADIAN 3350	$490,000	18/05/2026
2	1/18 Gale St CANADIAN 3350	$480,000	29/04/2026
3	1/317a Lal Lal St CANADIAN 3350	$475,000	18/03/2026

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: 15/07/2026 15:03

327 Richards Street, Ballarat East Vic 3350



Property Type:
Agent Comments

Indicative Selling Price
$475,000 - $520,000
Median House Price
15/07/2025 - 14/07/2026: $545,000

Comparable Properties



1/312 Joseph St CANADIAN 3350 (REI)
3 2 1

Price: $490,000
Method: Private Sale
Date: 18/05/2026
Property Type: Unit
Land Size: 272 sqm approx

Agent Comments



1/18 Gale St CANADIAN 3350 (REI/VG)
3 2 2

Price: $480,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Res)

Agent Comments



1/317a Lal Lal St CANADIAN 3350 (REI/VG)
3 2 1

Price: $475,000
Method: Private Sale
Date: 18/03/2026
Property Type: Unit
Land Size: 162 sqm approx

Agent Comments

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

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