

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

4 Pisgah Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$379,000

&

\$399,000

Median sale price

Median price

\$683,522

Property Type

House

Suburb

Ballarat Central

Period - From

01/07/2025

to

30/06/2026

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	39 Butt St CANADIAN 3350	\$390,000	01/08/2026
2	409 South St BALLARAT CENTRAL 3350	\$371,000	20/05/2026
3	44 Victoria St BALLARAT EAST 3350	\$395,000	02/04/2026

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:

07/09/2026 10:39



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Rooms: 4

Property Type: House

Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price

\$379,000 - \$399,000

Median House Price

Year ending June 2026: \$683,522

Comparable Properties



39 Butt St CANADIAN 3350 (REI)

Agent Comments

 2  1  2

Price: \$390,000

Method: Private Sale

Date: 01/08/2026

Property Type: House

Land Size: 593 sqm approx



409 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$371,000

Method: Private Sale

Date: 20/05/2026

Property Type: House

Land Size: 366 sqm approx



44 Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$395,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 160 sqm approx

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