

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

2/615 Talbot Street South, Redan Vic 3350

Indicative selling price

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

Range between \$295,000 & \$315,000

Median sale price

Median price \$405,000 Property Type Unit Suburb Redan

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 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	2/613 Talbot St.S REDAN 3350	\$310,000	13/05/2026
2	6/1005 South St BALLARAT CENTRAL 3350	\$295,000	17/04/2026
3	2/219 Ripon St.S BALLARAT CENTRAL 3350	\$307,500	19/02/2026

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:

27/08/2026 09:24



1 1 1

Rooms: 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$295,000 - \$315,000

Median Unit Price

Year ending June 2026: \$405,000

Comparable Properties



2/613 Talbot St.S REDAN 3350 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 13/05/2026

Property Type: Unit

Land Size: 157 sqm approx



6/1005 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

1 1 1

Price: \$295,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit



2/219 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

1 1 1

Price: \$307,500

Method: Private Sale

Date: 19/02/2026

Property Type: Unit

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