

# 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

104 Errard Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$635,000

### Median sale price

Median price

\$687,000

Property Type

House

Suburb

Ballarat Central

Period - From

03/07/2025

to

02/07/2026

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	4 Collard St NEWINGTON 3350	\$595,000	29/05/2026
2	412 Lydiard St.N SOLDIERS HILL 3350	\$605,000	04/05/2026
3	420 Drummond St.N BALLARAT CENTRAL 3350	\$620,000	08/04/2026

**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:

03/07/2026 16:05



**Property Type:** House

**Land Size:** 470 sqm approx

**Agent Comments**

## Comparable Properties



**4 Collard St NEWINGTON 3350 (RE/IVG)**

**Agent Comments**



**Price:** \$595,000

**Method:** Private Sale

**Date:** 29/05/2026

**Property Type:** House

**Land Size:** 588 sqm approx



**412 Lydiard St.N SOLDIERS HILL 3350 (REI)**

**Agent Comments**



**Price:** \$605,000

**Method:** Private Sale

**Date:** 04/05/2026

**Property Type:** House



**420 Drummond St.N BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 08/04/2026

**Property Type:** House