

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

3 Hill Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$660,000

Property Type House

Suburb Ballarat Central

Period - From 01/01/2026

to 31/03/2026

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	715 Skipton St REDAN 3350	\$427,000	14/05/2026
2	416 Windermere St BALLARAT CENTRAL 3350	\$400,000	09/04/2026
3	705 Barkly St MOUNT PLEASANT 3350	\$445,000	28/11/2025

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:

25/05/2026 12:01



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Property Type: House (Res)

Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price

\$430,000

Median House Price

March quarter 2026: \$660,000

Comparable Properties



715 Skipton St REDAN 3350 (REI)

Agent Comments

4 1 -

Price: \$427,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 827 sqm approx



416 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$400,000

Method: Private Sale

Date: 09/04/2026

Property Type: House

Land Size: 237 sqm approx



705 Barkly St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$445,000

Method: Private Sale

Date: 28/11/2025

Property Type: House

Land Size: 352 sqm approx