

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 625 Wilson Street, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$570,000 Property Type House Suburb Ballarat East

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	304 Joseph St CANADIAN 3350	\$400,000	31/03/2026
2	222 Kline St EUREKA 3350	\$443,000	26/03/2026
3	32 Chamberlain St EUREKA 3350	\$430,000	14/01/2026

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.~~

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Property Type: House (Res)

Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median House Price

March quarter 2026: \$570,000

Comparable Properties



304 Joseph St CANADIAN 3350 (REI)

Agent Comments

3 1 1

Price: \$400,000

Method: Auction Sale

Date: 31/03/2026

Property Type: House (Res)



222 Kline St EUREKA 3350 (REI)

Agent Comments

2 1 1

Price: \$443,000

Method: Private Sale

Date: 26/03/2026

Property Type: House (Res)



32 Chamberlain St EUREKA 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 362 sqm approx