

# 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

225 Dawson 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)

Single price \$560,000

### Median sale price

Median price \$685,022

Property Type House

Suburb Ballarat Central

Period - From 06/05/2025

to 05/05/2026

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	322 Dawson St BALLARAT CENTRAL 3350	\$565,000	13/03/2026
2	226 Raglan St.S BALLARAT CENTRAL 3350	\$580,000	13/02/2026
3	409 Windermere St BALLARAT CENTRAL 3350	\$600,000	02/02/2026

**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:

06/05/2026 13:23

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**Indicative Selling Price**

\$560,000

**Median House Price**

06/05/2025 - 05/05/2026: \$685,022



 3  1  0

**Property Type:** House

**Land Size:** 607 sqm approx

**Agent Comments**

## Comparable Properties

**322 Dawson St BALLARAT CENTRAL 3350 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$565,000

**Method:** Sale

**Date:** 13/03/2026

**Property Type:** House (Res)

**Land Size:** 1015 sqm approx



**226 Raglan St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** House

**Land Size:** 547 sqm approx



**409 Windermere St BALLARAT CENTRAL 3350 (REI/VG)** **Agent Comments**

 3  1  -

**Price:** \$600,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** House (Res)

**Land Size:** 477 sqm approx

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922