

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

10 Macdonald Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$549,000

Property Type

House

Suburb

Ballarat East

Period - From

21/07/2025

to

20/07/2026

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	837 Laurie St MOUNT PLEASANT 3350	\$470,000	31/03/2026
2	422 Main Rd GOLDEN POINT 3350	\$485,000	12/01/2026
3	101 Morton St MOUNT PLEASANT 3350	\$465,000	23/04/2025

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:

21/07/2026 12:02



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Rooms: 5

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



837 Laurie St MOUNT PLEASANT 3350 (VG)

Agent Comments

 2  -  -

Price: \$470,000

Method: Sale

Date: 31/03/2026

Property Type: House (Res)

Land Size: 622 sqm approx



422 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments

 2  1  2

Price: \$485,000

Method: Private Sale

Date: 12/01/2026

Property Type: House

Land Size: 765 sqm approx



101 Morton St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 23/04/2025

Rooms: 7

Property Type: House (Res)

Land Size: 689 sqm approx