

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

504 Sebastopol Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/04/2026

to

30/06/2026

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	1/110 Yarrowee Pde REDAN 3350	\$517,500	17/04/2026
2	28 Barkly St BAKERY HILL 3350	\$542,500	20/02/2026
3	1139 Eyre St NEWINGTON 3350	\$546,000	24/11/2025

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:

30/07/2026 11:14



 3  1  1

Property Type: House

Land Size: 241 sqm approx

Agent Comments

Comparable Properties



1/110 Yarrowee Pde REDAN 3350 (REI/VG)

Agent Comments

 3  1  3

Price: \$517,500

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 283 sqm approx



28 Barkly St BAKERY HILL 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$542,500

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 291 sqm approx



1139 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$546,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 263 sqm approx