

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 \$510,000

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	411 Humffray St.S GOLDEN POINT 3350	\$540,000	19/06/2026
2	523 Drummond St REDAN 3350	\$522,500	28/04/2026
3	523 Drummond St.S REDAN 3350	\$522,500	28/04/2026

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:

08/07/2026 11:41



Rooms: 2

Property Type: House

Land Size: 241 sqm approx

Agent Comments

Comparable Properties



411 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 19/06/2026

Property Type: House

Land Size: 328 sqm approx



523 Drummond St REDAN 3350 (VG)

Agent Comments



Price: \$522,500

Method: Sale

Date: 28/04/2026

Property Type: House (Res)

Land Size: 326 sqm approx



523 Drummond St.S REDAN 3350 (REI)

Agent Comments



Price: \$522,500

Method: Private Sale

Date: 28/04/2026

Property Type: House