

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

7 Otway Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$880,000 & \$920,000

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	63 Webster St BALLARAT CENTRAL 3350	\$888,500	07/04/2026
2	51 Loch Av BALLARAT CENTRAL 3350	\$950,000	02/04/2026
3	135d Albert St BALLARAT CENTRAL 3350	\$850,000	01/04/2026

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:

26/05/2026 12:11



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Property Type: House

Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
March quarter 2026: \$570,000

Comparable Properties



63 Webster St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$888,500
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 444 sqm approx



51 Loch Av BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 1

Price: \$950,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)



135d Albert St BALLARAT CENTRAL 3350 (REI)

Agent Comments

5 2 2

Price: \$850,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 505 sqm approx

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