

# 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 Windermere Street, 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)

Range between \$699,000 & \$729,000

### 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	10 Duke St NEWINGTON 3350	\$700,000	19/11/2025
2	806 Urquhart St BALLARAT CENTRAL 3350	\$700,000	17/10/2025
3	320 Ascot St.S BALLARAT CENTRAL 3350	\$730,000	27/05/2025

**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:

06/05/2026 15:58



**Property Type:** House (Res)

**Land Size:** 506 sqm approx

Agent Comments

## Comparable Properties



**10 Duke St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 380 sqm approx



**806 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** House

**Land Size:** 423 sqm approx



**320 Ascot St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments



**Price:** \$730,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** House

**Land Size:** 633 sqm approx