

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

Single price

\$685,000

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	330 Drummond St.S BALLARAT CENTRAL 3350	\$690,000	29/05/2026
2	10 Queen Victoria St NEWINGTON 3350	\$650,000	18/05/2026
3	701 Eyre St BALLARAT CENTRAL 3350	\$686,000	08/03/2026

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:

19/08/2026 10:01



Property Type: House

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



330 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 434 sqm approx



10 Queen Victoria St NEWINGTON 3350 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 18/05/2026

Property Type: House (Res)

Land Size: 520 sqm approx



701 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$686,000

Method: Private Sale

Date: 08/03/2026

Property Type: House

Land Size: 438 sqm approx