

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 201 Raglan Street, Ballarat Central Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$692,500 Property Type House Suburb Ballarat Central

Period - From 04/06/2025 to 03/06/2026 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	323A Raglan St.S BALLARAT CENTRAL 3350	\$601,125	09/02/2026
2	3 Moyle St BALLARAT CENTRAL 3350	\$587,500	23/01/2026
3	1003 South St BALLARAT CENTRAL 3350	\$550,000	29/10/2025

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: 04/06/2026 10:51



Rooms: 6

Property Type: House (Res)

Land Size: 236 sqm approx

Agent Comments

Comparable Properties



323A Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$601,125

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 233 sqm approx



3 Moyle St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$587,500

Method: Private Sale

Date: 23/01/2026

Property Type: House

Land Size: 316 sqm approx



1003 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 322 sqm approx