

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

2/411 Drummond Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$452,500

Property Type Unit

Suburb Ballarat Central

Period - From 04/05/2025

to 03/05/2026

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 | 423 Drummond St.S BALLARAT CENTRAL 3350 | \$425,500 | 17/02/2026 |
| 2 | 1/20 Drummond St.S BALLARAT CENTRAL 3350 | \$480,000 | 28/01/2026 |
| 3 | 1/203 Ripon St BALLARAT CENTRAL 3350 | \$410,000 | 27/06/2025 |

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:

04/05/2026 10:12



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$440,000
Median Unit Price
04/05/2025 - 03/05/2026: \$452,500

Comparable Properties



423 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$425,500
Method: Private Sale
Date: 17/02/2026
Property Type: Townhouse (Res)



1/20 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 28/01/2026
Rooms: 4
Property Type: Unit



1/203 Ripon St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit
Land Size: 303 sqm approx