

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

207 Skipton Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$683,522 Property Type House Suburb Ballarat Central

Period - From 01/07/2025 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	617a Skipton St REDAN 3350	\$455,000	16/06/2026
2	208 Ascot St.S BALLARAT CENTRAL 3350	\$460,000	20/05/2026
3	302 Humffray St.S GOLDEN POINT 3350	\$460,000	26/03/2026

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:

11/08/2026 12:53



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Property Type: House
Land Size: 366 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$495,000
Median House Price
Year ending June 2026: \$683,522

Comparable Properties



617a Skipton St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$455,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 496 sqm approx



208 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$460,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 364 sqm approx



302 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments

3 1 1

Price: \$460,000
Method: Private Sale
Date: 26/03/2026
Property Type: House

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