

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

3 Raglan Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$645,000 & \$665,000

Median sale price

Median price \$685,500 Property Type House Suburb Ballarat Central

Period - From 15/04/2025 to 14/04/2026 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	707 Dana St BALLARAT CENTRAL 3350	\$682,000	19/01/2026
2	6/102 Drummond St.N BALLARAT CENTRAL 3350	\$650,000	19/12/2025
3	206 Eyre St BALLARAT CENTRAL 3350	\$627,500	15/11/2025

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:

15/04/2026 15:52



Property Type: House
Land Size: 209 sqm approx
Agent Comments

Indicative Selling Price
\$645,000 - \$665,000
Median House Price
15/04/2025 - 14/04/2026: \$685,500

Comparable Properties



707 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$682,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 545 sqm approx



6/102 Drummond St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)



206 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$627,500
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 515 sqm approx