

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 Surrey Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$595,000

&

\$640,000

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	104 Errard St.S BALLARAT CENTRAL 3350	\$635,000	10/08/2026
2	225 Drummond St.S BALLARAT CENTRAL 3350	\$600,000	04/08/2026
3	1/1313 Mair St BALLARAT CENTRAL 3350	\$600,000	27/07/2026

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:

26/08/2026 13:44



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Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$640,000
Median House Price
June quarter 2026: \$710,000

Comparable Properties



104 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 2 2

Price: \$635,000
Method: Private Sale
Date: 10/08/2026
Property Type: House
Land Size: 470 sqm approx



225 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 04/08/2026
Property Type: House



1/1313 Mair St BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 27/07/2026
Property Type: Townhouse (Single)
Land Size: 261 sqm approx