

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

52 Loch Avenue, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$990,000

&

\$1,050,000

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	51 Loch Av BALLARAT CENTRAL 3350	\$950,000	02/04/2026
2	1002 Eyre St BALLARAT CENTRAL 3350	\$1,000,000	18/03/2026
3	19 Johnson St BALLARAT CENTRAL 3350	\$1,075,000	07/01/2026

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:

18/09/2026 10:16



 3  1  3

Rooms: 7

Property Type: House

Land Size: 627 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$990,000 - \$1,050,000

Median House Price

June quarter 2026: \$710,000

Comparable Properties



51 Loch Av BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 3  2  1

Price: \$950,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)



1002 Eyre St BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 4  3  3

Price: \$1,000,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 917 sqm approx



19 Johnson St BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,075,000

Method: Private Sale

Date: 07/01/2026

Property Type: House

Land Size: 401 sqm approx