

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

7 Errard Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

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	213 Talbot St.S BALLARAT CENTRAL 3350	\$1,550,000	10/06/2026
2	19 Lyons St.N BALLARAT CENTRAL 3350	\$1,525,000	19/12/2025
3	217 Lydiard St.N SOLDIERS HILL 3350	\$1,425,000	13/06/2025

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:

28/09/2026 10:16



3 2 4

Property Type: Residential House

Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

June quarter 2026: \$710,000

Comparable Properties



213 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Private Sale

Date: 10/06/2026

Property Type: House

Land Size: 721 sqm approx



19 Lyons St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,525,000

Method: Private Sale

Date: 19/12/2025

Property Type: House

Land Size: 1014 sqm approx



217 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,425,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 623 sqm approx

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