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	17 Howitt Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between $495,000 & $530,000

Median sale price

Median price $630,000 Property Type House Suburb Ballarat Central

Period - From 01/10/2024 to 30/09/2025 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	7 Killeen Av BLACK HILL 3350	$540,000	21/08/2025
2	2a Napier St BLACK HILL 3350	$500,000	24/05/2025
3	406 Landsborough St BALLARAT NORTH 3350	$520,000	19/05/2025

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: 06/10/2025 10:43

17 Howitt Street, Ballarat Central Vic 3350

JellisCraig



3 2 2

Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$495,000 - $530,000
Median House Price
Year ending September 2025: $630,000

Comparable Properties



7 Killeen Av BLACK HILL 3350 (REI)

3 1 4

Price: $540,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments



2a Napier St BLACK HILL 3350 (REI/VG)

3 1 2

Price: $500,000
Method: Private Sale
Date: 24/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments



406 Landsborough St BALLARAT NORTH 3350 (REI/VG)

3 1 2

Price: $520,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 687 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

propertydata.com.au

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