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	1112 Armstrong Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between $635,000 & $665,000

Median sale price

Median price $530,000 Property Type House Suburb Ballarat North

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	1126 Ligar St BALLARAT NORTH 3350	$622,000	29/11/2025
2	211 Chisholm St SOLDIERS HILL 3350	$674,000	10/10/2025
3	526 Armstrong St.N SOLDIERS HILL 3350	$645,000	19/09/2025

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: 09/12/2025 20:05

1112 Armstrong Street North, Ballarat North Vic 3350

JellisCraig



3 2 2

Property Type: Residential House
Land Size:

Agent Comments

Indicative Selling Price
$635,000 - $665,000
Median House Price
Year ending September 2025: $530,000

Comparable Properties



1126 Ligar St BALLARAT NORTH 3350 (REI)

3 1 4

Price: $622,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



211 Chisholm St SOLDIERS HILL 3350 (REI/VG)

3 1 2

Price: $674,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 658 sqm approx

Agent Comments



526 Armstrong St.N SOLDIERS HILL 3350 (REI)

3 2 1

Price: $645,000
Method: Private Sale
Date: 19/09/2025
Property Type: House

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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