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	404 Havelock Street, Black Hill Vic 3350

Indicative selling price

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

Range between $745,000 & $769,000

Median sale price

Median price $568,250 Property Type House Suburb Black Hill

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	212 Clyde St SOLDIERS HILL 3350	$810,000	15/11/2025
2	202 Humffray St.N BALLARAT EAST 3350	$745,000	29/08/2025
3	616 York St BALLARAT EAST 3350	$780,000	26/06/2025

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: 09/01/2026 10:23

404 Havelock Street, Black Hill Vic 3350

JellisCraig



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$745,000 - $769,000
Median House Price
Year ending September 2025: $568,250

Comparable Properties



212 Clyde St SOLDIERS HILL 3350 (REI)

4 2 1

Price: $810,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 1031 sqm approx

Agent Comments



202 Humffray St.N BALLARAT EAST 3350 (REI/VG)

3 1 4

Price: $745,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 1000 sqm approx

Agent Comments



616 York St BALLARAT EAST 3350 (REI/VG)

4 2 -

Price: $780,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 1737 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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