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	2/326 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Range between $370,000 & $390,000

Median sale price

Median price $425,000 Property Type Unit Suburb Ballarat North

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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	11/326 Walker St BALLARAT NORTH 3350	$391,500	13/11/2025
2	4/508 Sherrard St BLACK HILL 3350	$380,000	31/10/2025
3	3/1112 Ligar St BALLARAT NORTH 3350	$425,000	23/09/2025

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: 02/02/2026 16:21

2/326 Walker Street, Ballarat North Vic 3350



2 1 1

Property Type: Townhouse
Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price
$370,000 - $390,000
Median Unit Price
02/02/2025 - 01/02/2026: $425,000

Comparable Properties



11/326 Walker St BALLARAT NORTH 3350 (REI/VG)

2 1 1

Price: $391,500
Method: Private Sale
Date: 13/11/2025
Property Type: Unit
Land Size: 147 sqm approx

Agent Comments



4/508 Sherrard St BLACK HILL 3350 (REI/VG)

2 1 1

Price: $380,000
Method: Private Sale
Date: 31/10/2025
Rooms: 4
Property Type: Unit

Agent Comments



3/1112 Ligar St BALLARAT NORTH 3350 (REI/VG)

2 1 1

Price: $425,000
Method: Auction Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 228 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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