

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

19 Aquila Court, Ballarat North Vic 3350

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$588,500 Property Type House Suburb Ballarat North

Period - From 01/10/2025 to 31/12/2025 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	410 Chisholm St BLACK HILL 3350	\$697,000	29/10/2025
2	16a Napier St BLACK HILL 3350	\$790,000	23/09/2025
3	6 Merrick Av NERRINA 3350	\$740,000	23/08/2025

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:

02/03/2026 14:20



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Property Type: Residential House

Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

December quarter 2025: \$588,500

Comparable Properties



410 Chisholm St BLACK HILL 3350 (REI/VG)

Agent Comments

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  2

Price: \$697,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 528 sqm approx



16a Napier St BLACK HILL 3350 (REI/VG)

Agent Comments

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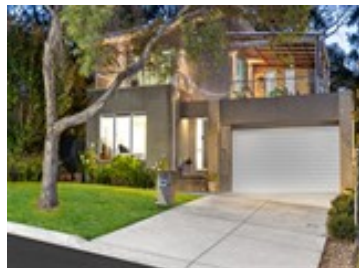
Price: \$790,000

Method: Auction Sale

Date: 23/09/2025

Property Type: House (Res)

Land Size: 527 sqm approx



6 Merrick Av NERRINA 3350 (REI/VG)

Agent Comments

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  2

Price: \$740,000

Method: Private Sale

Date: 23/08/2025

Property Type: House

Land Size: 480 sqm approx

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



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