

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 2/1204 Havelock Street, Ballarat North Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$505,000

Property Type Townhouse

Suburb Ballarat North

Period - From 15/04/2025

to 14/04/2026

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	2/121 Lexton St LAKE WENDOUREE 3350	\$610,000	23/07/2025
2	1/151 Bogong Av INVERMAY PARK 3350	\$570,000	13/12/2024
3	1/1204 Havelock St BALLARAT NORTH 3350	\$630,000	25/11/2024

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:

15/04/2026 14:32



3 2 2

Property Type: Unit
Land Size: 271 sqm approx
Agent Comments

Indicative Selling Price
\$579,000
Median Townhouse Price
15/04/2025 - 14/04/2026: \$505,000

Comparable Properties



2/121 Lexton St LAKE WENDOUREE 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$610,000
Method: Private Sale
Date: 23/07/2025
Property Type: Townhouse (Single)



1/151 Bogong Av INVERMAY PARK 3350 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$570,000
Method: Private Sale
Date: 13/12/2024
Property Type: Townhouse (Single)
Land Size: 363 sqm approx



1/1204 Havelock St BALLARAT NORTH 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$630,000
Method: Private Sale
Date: 25/11/2024
Property Type: Townhouse (Single)
Land Size: 337 sqm approx

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