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	21 Orkney Court, Ballarat North Vic 3350

Indicative selling price

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

Range between $795,000 & $845,000

Median sale price

Median price $625,000 Property Type House Suburb Ballarat North

Period - From 01/01/2026 to 31/03/2026 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	8 Falkirk Rd NERRINA 3350	$820,000	08/04/2026
2	42 Wicklow Dr INVERMAY PARK 3350	$790,000	25/03/2026
3	27 Heights Cr BALLARAT NORTH 3350	$835,000	07/10/2025

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: 04/06/2026 09:37

21 Orkney Court, Ballarat North Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $845,000
Median House Price
March quarter 2026: $625,000

Comparable Properties



8 Falkirk Rd NERRINA 3350 (REI/VG)

4 2 4

Price: $820,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



42 Wicklow Dr INVERMAY PARK 3350 (REI/VG)

4 2 6

Price: $790,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 850 sqm approx

Agent Comments



27 Heights Cr BALLARAT NORTH 3350 (REI/VG)

4 2 2

Price: $835,000
Method: Private Sale
Date: 07/10/2025
Property Type: House (Res)
Land Size: 991 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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