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<br>Including suburb or locality and postcode | 108 Simpson Street, Ballarat North Vic 3350 |

## Indicative selling price

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

Range between $565,000 & $595,000

## 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 | 27 Gregory St BLACK HILL 3350 | $575,000 | 10/09/2025 |
| 2 | 312 Walker St BALLARAT NORTH 3350 | $590,000 | 20/08/2025 |
| 3 | 212 Walker St BALLARAT NORTH 3350 | $575,000 | 17/04/2025 |

**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: 17/06/2026 15:44

# 108 Simpson Street, Ballarat North Vic 3350

JellisCraig



3 1 1

**Property Type:** House
**Land Size:** 735 sqm approx

Agent Comments

**Indicative Selling Price**
$565,000 - $595,000
**Median House Price**
March quarter 2026: $625,000

## Comparable Properties



**27 Gregory St BLACK HILL 3350 (REI/VG)**

3 1 2

**Price:** $575,000
**Method:** Private Sale
**Date:** 10/09/2025
**Property Type:** House
**Land Size:** 664 sqm approx

Agent Comments



**312 Walker St BALLARAT NORTH 3350 (REI/VG)**

3 1 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 20/08/2025
**Property Type:** House
**Land Size:** 1318 sqm approx

Agent Comments



**212 Walker St BALLARAT NORTH 3350 (REI/VG)**

3 1 1

**Price:** $575,000
**Method:** Private Sale
**Date:** 17/04/2025
**Property Type:** House
**Land Size:** 1065 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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