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	12 Oakdene Court, Ballarat North Vic 3350

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $605,000 Property Type House Suburb Ballarat North

Period - From 12/08/2025 to 11/08/2026 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	21 Orkney Ct BALLARAT NORTH 3350	$830,000	26/06/2026
2	218 Simpson St BALLARAT NORTH 3350	$865,000	28/05/2026
3	4 Mikaela Ct BALLARAT NORTH 3350	$890,000	31/10/2025

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: 12/08/2026 12:44

12 Oakdene Court, Ballarat North Vic 3350

JellisCraig



4 2 2

Property Type: House (Res)
Land Size: 956 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
12/08/2025 - 11/08/2026: $605,000

Comparable Properties



21 Orkney Ct BALLARAT NORTH 3350 (REI)

4 2 2

Price: $830,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 691 sqm approx

Agent Comments



218 Simpson St BALLARAT NORTH 3350 (REI/VG)

4 2 2

Price: $865,000
Method: Private Sale
Date: 28/05/2026
Property Type: House
Land Size: 1129 sqm approx

Agent Comments



4 Mikaela Ct BALLARAT NORTH 3350 (REI/VG)

4 2 2

Price: $890,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 637 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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