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	415 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between $895,000 & $915,000

Median sale price

Median price $555,000 Property Type House Suburb Black Hill

Period - From 01/07/2024 to 30/06/2025 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	7 Napier St BLACK HILL 3350	$935,000	23/04/2025
2	801 Havelock St SOLDIERS HILL 3350	$850,000	14/04/2025
3	8 Leerama Ct BLACK HILL 3350	$985,000	18/12/2024

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: 25/07/2025 09:43

415 Nicholson Street, Black Hill Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price
$895,000 - $915,000
Median House Price
Year ending June 2025: $555,000

Comparable Properties



7 Napier St BLACK HILL 3350 (REI/VG)

4 3 2

Price: $935,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 509 sqm approx

Agent Comments



801 Havelock St SOLDIERS HILL 3350 (REI)

4 1 2

Price: $850,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 877 sqm approx

Agent Comments



8 Leerama Ct BLACK HILL 3350 (REI/VG)

4 3 2

Price: $985,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 835 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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