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	903 Havelock Street, Ballarat North Vic 3350

Indicative selling price

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

Single price $440,000

Median sale price

Median price $520,000 Property Type House Suburb Ballarat North

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	8 Iris Av WENDOUREE 3355	$431,500	05/08/2025
2	704 Neill St SOLDIERS HILL 3350	$435,000	30/07/2025
3	313 York St BALLARAT EAST 3350	$435,000	11/07/2025

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: 14/08/2025 14:42

903 Havelock Street, Ballarat North Vic 3350

Phil Petrie
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Indicative Selling Price
$440,000
Median House Price
Year ending June 2025: $520,000



2 1 2

Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments

Comparable Properties



8 Iris Av WENDOUREE 3355 (REI)

2 1 2

Price: $431,500
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 626 sqm approx

Agent Comments



704 Neill St SOLDIERS HILL 3350 (REI)

2 1 1

Price: $435,000
Method: Private Sale
Date: 30/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 564 sqm approx

Agent Comments



313 York St BALLARAT EAST 3350 (REI)

2 1 2

Price: $435,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 876 sqm approx

Agent Comments

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