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	410 Chisholm Street, Black Hill Vic 3350

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $568,250 Property Type House Suburb Black Hill

Period - From 01/10/2024 to 30/09/2025 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	708 Lydiard St SOLDIERS HILL 3350	$715,000	25/09/2025
2	326 Armstrong St.N SOLDIERS HILL 3350	$680,000	08/08/2025
3	302 Drummond St.N BALLARAT CENTRAL 3350	$715,000	17/06/2025

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: 22/10/2025 09:35

410 Chisholm Street, Black Hill Vic 3350

JellisCraig



3 2 2

Property Type: House
Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median House Price
Year ending September 2025: $568,250

Comparable Properties



708 Lydiard St SOLDIERS HILL 3350 (REI)

3 1 -

Price: $715,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments



326 Armstrong St.N SOLDIERS HILL 3350 (REI)

3 1 1

Price: $680,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 485 sqm approx

Agent Comments



302 Drummond St.N BALLARAT CENTRAL 3350 (REI)

3 1 2

Price: $715,000
Method: Private Sale
Date: 17/06/2025
Property Type: House

Agent Comments

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

REIV THE DIFFERENCE

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