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	1126 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Range between $550,000 & $595,000

Median sale price

Median price $545,000 Property Type House Suburb Ballarat North

Period - From 17/11/2024 to 16/11/2025 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	8 Killeen Av BLACK HILL 3350	$600,000	19/09/2025
2	27 Gregory St BLACK HILL 3350	$575,000	10/09/2025
3	902a Ligar St BALLARAT NORTH 3350	$550,000	05/05/2025

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: 17/11/2025 13:10

1126 Ligar Street, Ballarat North Vic 3350



3 1 1

Property Type: House
Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median House Price
17/11/2024 - 16/11/2025: $545,000

Comparable Properties



8 Killeen Av BLACK HILL 3350 (REI/VG)

3 1 3

Price: $600,000
Method: Private Sale
Date: 19/09/2025
Property Type: House
Land Size: 710 sqm approx

Agent Comments



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



902a Ligar St BALLARAT NORTH 3350 (REI/VG)

3 1 1

Price: $550,000
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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