

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 and
postcode

27 HEIGHTS CRESCENT BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Ballarat North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

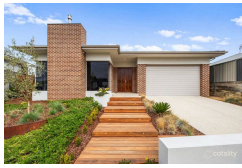
Date of sale

8 ST MIRREN DRIVE NERRINA VIC 3350	\$803,000	06-May-25
2 CASTLEBAR CLOSE INVERMAY PARK VIC 3350	\$810,000	20-Jul-25
18 PALING STREET BALLARAT NORTH VIC 3350	\$795,000	05-Oct-24

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: 15 September 2025



8 ST MIRREN DRIVE NERRINA VIC 3350

Sold Price

\$803,000

Sold Date

06-May-25

 4

 2

 2

Distance

1.37km



2 CASTLEBAR CLOSE INVERMAY PARK VIC 3350

Sold Price

\$810,000

Sold Date

20-Jul-25

 4

 3

 3

Distance

1.67km



18 PALING STREET BALLARAT NORTH VIC 3350

Sold Price

\$795,000

Sold Date

05-Oct-24

 3

 3

 6

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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