

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2a Napier Street, Black Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$525,000

### Median sale price

Median price \$634,000

Property Type House

Suburb Black Hill

Period - From 01/01/2025

to

31/03/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Howitt St BALLARAT NORTH 3350	\$550,000	14/04/2025
2	62 Rowe St BLACK HILL 3350	\$540,000	14/03/2025
3	615 Peel St.N BLACK HILL 3350	\$505,000	05/03/2025

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/04/2025 14:29



 3   
  1   
  2

**Property Type:** House  
**Land Size:** 733 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$495,000 - \$525,000  
**Median House Price**  
 March quarter 2025: \$634,000

## Comparable Properties



**4 Howitt St BALLARAT NORTH 3350 (REI)**

Agent Comments

 3   
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  2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** House  
**Land Size:** 612 sqm approx



**62 Rowe St BLACK HILL 3350 (REI)**

Agent Comments

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  1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** House  
**Land Size:** 1765 sqm approx



**615 Peel St.N BLACK HILL 3350 (REI/VG)**

Agent Comments

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  1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 05/03/2025  
**Property Type:** House  
**Land Size:** 504 sqm approx

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