

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

422 Sherrard Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$445,000 & \$465,000

Median sale price

Median price \$572,000 Property Type House Suburb Black Hill

Period - From 01/07/2025 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	108 Sim St BLACK HILL 3350	\$490,000	30/05/2025
2	7 Howitt St BLACK HILL 3350	\$465,000	28/01/2025
3	121 Scott Pde BALLARAT EAST 3350	\$467,000	12/12/2024

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:

11/12/2025 11:49



Property Type:
Agent Comments

Indicative Selling Price
\$445,000 - \$465,000
Median House Price
September quarter 2025: \$572,000

Comparable Properties



108 Sim St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 486 sqm approx



7 Howitt St BLACK HILL 3350 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 28/01/2025
Property Type: House (Res)
Land Size: 632 sqm approx



121 Scott Pde BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$467,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 292 sqm approx

Account - Fletchers | P: 03 5333 4797



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