

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

903 Havelock Street, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Ballarat North

Period - From

01/07/2024

to

30/06/2025

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	8 Iris Av WENDOUREE 3355	\$431,500	05/08/2025
2	704 Neill St SOLDIERS HILL 3350	\$435,000	30/07/2025
3	313 York St BALLARAT EAST 3350	\$435,000	11/07/2025

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:

14/08/2025 14:42

903 Havelock Street, Ballarat North Vic 3350



Phil Petrie

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Indicative Selling Price

\$440,000

Median House Price

Year ending June 2025: \$520,000



2 1 2

Property Type: House (Res)

Land Size: 456 sqm approx

Agent Comments

Comparable Properties



8 Iris Av WENDOUREE 3355 (REI)

Agent Comments

2 1 2

Price: \$431,500

Method: Private Sale

Date: 05/08/2025

Property Type: House

Land Size: 626 sqm approx



704 Neill St SOLDIERS HILL 3350 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 30/07/2025

Rooms: 5

Property Type: House (Res)

Land Size: 564 sqm approx



313 York St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 2

Price: \$435,000

Method: Private Sale

Date: 11/07/2025

Property Type: House

Land Size: 876 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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