

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

606 Havelock Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$558,750 Property Type House Suburb Black Hill

Period - From 01/01/2025 to 31/12/2025 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	39 Lilley St BALLARAT NORTH 3350	\$575,000	20/02/2026
2	210 Brougham St SOLDIERS HILL 3350	\$615,000	10/12/2025
3	518 Havelock St BLACK HILL 3350	\$610,000	05/08/2025

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:

30/03/2026 12:57



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Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median House Price

Year ending December 2025: \$558,750

Comparable Properties



39 Lilley St BALLARAT NORTH 3350 (REI)

Agent Comments

3 1 3

Price: \$575,000

Method: Private Sale

Date: 20/02/2026

Property Type: House

Land Size: 652 sqm approx



210 Brougham St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$615,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 357 sqm approx



518 Havelock St BLACK HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000

Method: Private Sale

Date: 05/08/2025

Property Type: House

Land Size: 570 sqm approx

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