

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

9 LAKE VIEW COURT 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

Range
Between

\$675,000

&

\$695,000

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

1218 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$665,000	24-Feb-25
6 CECILE COURT BALLARAT EAST VIC 3350	\$655,000	26-Jul-25
10 MIDDLELIN STREET BROWN HILL VIC 3350	\$662,000	14-Mar-25

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: 17th November 2025



**1218 HAVELOCK STREET
BALLARAT NORTH VIC 3350**

 3  2  4

Sold Price

\$665,000

Sold Date

24-Feb-25

Distance

0.91km



**6 CECILE COURT BALLARAT EAST
VIC 3350**

 3  2  4

Sold Price

\$655,000

Sold Date

26-Jul-25

Distance

3.33km



**10 MIDDLETON STREET BROWN HILL
VIC 3350**

 3  2  6

Sold Price

\$662,000

Sold Date

14-Mar-25

Distance

2.8km

RS = Recent sale

UN = Undisclosed Sale

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