

## 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

324 LANDBOROUGH STREET BALLARAT NORTH VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Ballarat North

Period-from

01 Feb 2025

to

31 Jan 2026

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 |
|---|-----------|--------------|
| 1112 ARMSTRONG STREET NORTH BALLARAT NORTH VIC 3350 | \$665,000 | 27-Jan-26    |
| 9 LAKE VIEW COURT BALLARAT NORTH VIC 3350           | \$662,000 | 01-Dec-25    |
| 1124 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350   | \$640,000 | 05-Sep-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: 05 February 2026



**1112 ARMSTRONG STREET NORTH  
BALLARAT NORTH VIC 3350**

 3  2  1

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date **27-Jan-26**

Distance **0.66km**



**9 LAKE VIEW COURT BALLARAT  
NORTH VIC 3350**

 3  2  2

Sold Price

<sup>RS</sup> **\$662,000**

Sold Date **01-Dec-25**

Distance **0.66km**



**1124 LYDIARD STREET NORTH  
BALLARAT NORTH VIC 3350**

 4  3  2

Sold Price

**\$640,000**

Sold Date **05-Sep-25**

Distance **0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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