

## 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	3 CASEY CLOSE BLACK HILL VIC 3350
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### Indicative selling price

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

Single Price		or range between	\$695,000	&	\$745,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$540,000	Property type	House	Suburb	Black Hill
Period-from	01 Nov 2024	to	31 Oct 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
9 HIGHVIEW COURT BLACK HILL VIC 3350	\$717,500	25-Sep-24
9 FERNBANKS COURT BALLARAT NORTH VIC 3350	\$725,000	08-Jul-25
721 CHISHOLM STREET BLACK HILL VIC 3350	\$750,000	26-Jul-24

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: 18 November 2025



**9 HIGHVIEW COURT BLACK HILL  
VIC 3350**

 4  2  2

Sold Price

**\$717,500** Sold Date **25-Sep-24**

Distance **0.28km**



**9 FERNBANKS COURT BALLARAT  
NORTH VIC 3350**

 4  3  2

Sold Price

**\$725,000** Sold Date **08-Jul-25**

Distance **0.33km**



**721 CHISHOLM STREET BLACK  
HILL VIC 3350**

 5  3  2

Sold Price

**\$750,000** Sold Date **26-Jul-24**

Distance **0.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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