

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

11/511 Nicholson Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$461,500

Property Type Unit

Suburb Black Hill

Period - From 01/07/2025

to 30/06/2026

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	1/309 Nicholson St BLACK HILL 3350	\$407,000	17/03/2026
2	2/326 Walker St BALLARAT NORTH 3350	\$390,000	06/03/2026
3	11/326 Walker St BALLARAT NORTH 3350	\$391,500	13/11/2025

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:

09/08/2026 21:28



2 1 1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending June 2026: \$461,500

Comparable Properties



1/309 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$407,000

Method: Private Sale

Date: 17/03/2026

Property Type: Unit

Land Size: 97 sqm approx



2/326 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$390,000

Method: Private Sale

Date: 06/03/2026

Rooms: 4

Property Type: Unit



11/326 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$391,500

Method: Private Sale

Date: 13/11/2025

Property Type: Unit

Land Size: 147 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300