

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	2/114-116 Drummond St.S BALLARAT CENTRAL 3350	\$615,000	23/02/2026
2	2/14 Brooksbank Ct BLACK HILL 3350	\$580,000	23/09/2025
3	11 Monteith PI BALLARAT CENTRAL 3350	\$630,000	18/09/2025

**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:

2/513 Howitt Street, Soldiers Hill Vic 3350



Kyle Anderson  
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**Indicative Selling Price**

\$610,000 - \$630,000

**Median Townhouse Price**

01/06/2025 - 31/05/2026: \$490,000



3   2   2

**Rooms:** 8

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/114-116 Drummond St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   2   1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** Townhouse (Res)



**2/14 Brooksbank Ct BLACK HILL 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** Townhouse (Single)



**11 Monteith PI BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** Townhouse (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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