

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
1006 ARMSTRONG STREET NORTH 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 or range between \$645,000 & \$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$545,000 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 |
|---|-----------|--------------|
| 708 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350 | \$715,000 | 25-Sep-25 |
| 810 HAVELOCK STREET BLACK HILL VIC 3350 | \$650,000 | 19-Aug-25 |
| 211 CHISHOLM STREET SOLDIERS HILL VIC 3350 | \$674,000 | 10-Oct-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: 09 February 2026

**708 LYDIARD STREET NORTH
SOLDIERS HILL VIC 3350**

3 1 3

Sold Price

\$715,000 Sold Date **25-Sep-25**Distance **0.58km****810 HAVELOCK STREET BLACK
HILL VIC 3350**

3 1 2

Sold Price

\$650,000 Sold Date **19-Aug-25**Distance **0.71km****211 CHISHOLM STREET SOLDIERS
HILL VIC 3350**

3 1 2

Sold Price

\$674,000 Sold Date **10-Oct-25**Distance **0.96km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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