

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

15/10 Simpson Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Ballarat North

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	16/10 Simpson St BLACK HILL 3350	\$285,000	22/04/2026
2	18/10 Simpson St BLACK HILL 3350	\$240,000	07/11/2025
3	6/10 Simpson St BLACK HILL 3350	\$250,000	08/09/2025

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:

09/08/2026 21:58



1
 1
 1

Rooms: 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$250,000 - \$275,000

Median Unit Price

Year ending June 2026: \$430,000

Comparable Properties



16/10 Simpson St BLACK HILL 3350 (REI/VG)

Agent Comments

1
 1
 1

Price: \$285,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit



18/10 Simpson St BLACK HILL 3350 (REI/VG)

Agent Comments

1
 1
 1

Price: \$240,000

Method: Private Sale

Date: 07/11/2025

Property Type: Unit



6/10 Simpson St BLACK HILL 3350 (VG)

Agent Comments

1
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Price: \$250,000

Method: Sale

Date: 08/09/2025

Property Type: Flat/Unit/Apartment (Res)

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