

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, Black Hill Vic 3350

Indicative selling price

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

Range between

\$239,000

&

\$259,000

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.

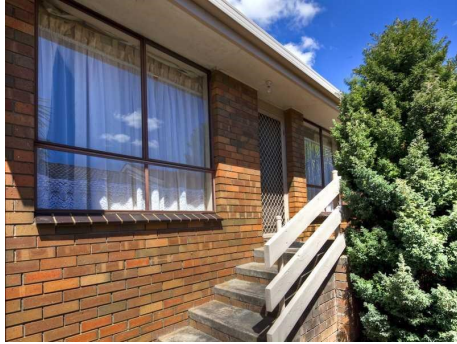
	Address of comparable property	Price	Date of sale
1	18/10 Simpson St BLACK HILL 3350	\$240,000	07/11/2025
2	12/10 Simpson St BLACK HILL 3350	\$241,600	13/05/2025
3	2/607 Creswick Rd WENDOUREE 3355	\$220,000	25/03/2025

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:

12/09/2026 18:12



 1  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$239,000 - \$259,000

Median Unit Price

Year ending June 2026: \$461,500

Comparable Properties



18/10 Simpson St BLACK HILL 3350 (REI)

Agent Comments

 1  1  1

Price: \$240,000

Method: Private Sale

Date: 07/11/2025

Property Type: Unit



12/10 Simpson St BLACK HILL 3350 (REI)

Agent Comments

 1  1  1

Price: \$241,600

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 71 sqm approx



2/607 Creswick Rd WENDOUREE 3355 (REI)

Agent Comments

 1  1  1

Price: \$220,000

Method: Private Sale

Date: 25/03/2025

Property Type: Unit

Land Size: 108 sqm approx

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