

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 \$379,000 & \$399,000

Median sale price

Median price \$604,000 Property Type House 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	5/326 Walker St BALLARAT NORTH 3350	\$376,000	28/02/2026
2	4/508 Sherrard St BLACK HILL 3350	\$380,000	31/10/2025
3	1/222 Peel St.N BALLARAT EAST 3350	\$385,250	08/08/2025

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 18:15



2 1 1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price

\$379,000 - \$399,000

Median House Price

Year ending June 2026: \$604,000

Comparable Properties



5/326 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

2 1 1

Price: \$376,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 149 sqm approx



4/508 Sherrard St BLACK HILL 3350 (REI)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 31/10/2025

Rooms: 4

Property Type: Unit



1/222 Peel St.N BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$385,250

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment

Land Size: 141 sqm approx

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