

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

1130 Armstrong Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between \$475,000 & \$515,000

Median sale price

Median price \$625,000 Property Type House Suburb Ballarat North

Period - From 01/04/2026 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	416 Pleasant St.S NEWINGTON 3350	\$517,000	13/08/2026
2	414 Pleasant St.S NEWINGTON 3350	\$499,000	09/08/2026
3	7 Iris Av WENDOUREE 3355	\$500,000	18/07/2026

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:

23/09/2026 14:44



Rooms: 4

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$515,000

Median House Price

June quarter 2026: \$625,000

Comparable Properties



416 Pleasant St.S NEWINGTON 3350 (REI)

Agent Comments



Price: \$517,000

Method: Private Sale

Date: 13/08/2026

Rooms: 5

Property Type: House (Res)



414 Pleasant St.S NEWINGTON 3350 (REI)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 09/08/2026

Property Type: House

Land Size: 669 sqm approx



7 Iris Av WENDOUREE 3355 (REI)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 638 sqm approx

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