

# 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

214 Walker Street, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$565,000

### Median sale price

Median price \$625,000

Property Type House

Suburb Ballarat North

Period - From 01/01/2026

to 31/03/2026

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	324 Landsborough St BALLARAT NORTH 3350	\$620,000	03/03/2026
2	311 Peel St.N BLACK HILL 3350	\$562,000	28/02/2026
3	8 Havelock St BLACK HILL 3350	\$635,000	12/01/2026

**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:

29/05/2026 11:27

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**Indicative Selling Price**

\$565,000

**Median House Price**

March quarter 2026: \$625,000



 4    2    3

**Rooms:** 8

**Property Type:** House

**Land Size:** 1004 sqm approx

[Agent Comments](#)

## Comparable Properties



**324 Landsborough St BALLARAT NORTH 3350 (REI/VG)** [Agent Comments](#)

 4    3    -

**Price:** \$620,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House

**Land Size:** 601 sqm approx



**311 Peel St.N BLACK HILL 3350 (REI/VG)**

[Agent Comments](#)

 4    1    4

**Price:** \$562,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**8 Havelock St BLACK HILL 3350 (REI/VG)**

[Agent Comments](#)

 4    2    2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** House

**Land Size:** 439 sqm approx

**Account - Trevor Petrie RE** | P: 03 5333 4322 | F: 03 5333 2922