

## 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 and  
postcode

4 JOMAR COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Ballarat North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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

21 WELLARD BOULEVARD INVERMAY PARK VIC 3350	\$400,000	16-Dec-24
DIVOT CIRCUIT INVERMAY PARK VIC 3350	\$380,000	21-Oct-25
215 LEXTON STREET WENDOUREE VIC 3355	\$500,000	19-Jun-25

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: 27 February 2026


**21 WELLARD BOULEVARD  
INVERMAY PARK VIC 3350**

 Sold Price **\$400,000** Sold Date **16-Dec-24**
 -  -  -

 Distance **2.03km**

**DIVOT CIRCUIT INVERMAY PARK  
VIC 3350**

 Sold Price **\$380,000** Sold Date **21-Oct-25**
 -  -  -

 Distance **2.2km**

**215 LEXTON STREET WENDOUREE  
VIC 3355**

 Sold Price **\$500,000** Sold Date **19-Jun-25**
 -  -  -

 Distance **2.48km**

RS = Recent sale

UN = Undisclosed Sale

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