

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

204 SIMPSON STREET BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Ballarat North

Period-from

01 Aug 2025

to

31 Jul 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

12 HOWITT STREET BALLARAT NORTH VIC 3350	\$630,000	15-Apr-26
1001 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$645,000	15-Apr-26
1200 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$610,000	16-Mar-26

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: 19 August 2026

McGrath

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12 HOWITT STREET BALLARAT NORTH VIC 3350

 3  1  2

Sold Price

\$630,000

Sold Date

15-Apr-26

Distance

0.64km



1001 HAVELOCK STREET BALLARAT NORTH VIC 3350

 3  1  2

Sold Price

\$645,000

Sold Date

15-Apr-26

Distance

0.77km



1200 HAVELOCK STREET BALLARAT NORTH VIC 3350

 3  1  1

Sold Price

\$610,000

Sold Date

16-Mar-26

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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