

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

602 Howitt Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$509,500

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	911 Havelock St BALLARAT NORTH 3350	\$501,000	12/05/2026
2	816 Doveton St.N SOLDIERS HILL 3350	\$515,000	30/10/2025
3	215 Lexton St WENDOUREE 3355	\$500,000	19/06/2025

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:

25/06/2026 15:42

Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



 2  2  1

Rooms: 5
Property Type: House (Res)
Land Size: 324 sqm approx
Agent Comments

Indicative Selling Price
\$509,500
Median House Price
March quarter 2026: \$625,000

Comparable Properties



911 Havelock St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$501,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 347 sqm approx



816 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 2  1  2

Price: \$515,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 469 sqm approx



215 Lexton St WENDOUREE 3355 (VG)

Agent Comments

 2  -  -

Price: \$500,000
Method: Sale
Date: 19/06/2025
Property Type: Development Site (Commercial)
Land Size: 785 sqm approx

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