

## 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

48 ROWE STREET BLACK HILL VIC 3350

### Indicative selling price

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

Single Price

\$540,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Black Hill

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/221 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$515,000	15-May-25
2 LOREN CLOSE BALLARAT NORTH VIC 3350	\$510,000	04-Apr-25
19 COWLEY COURT CANADIAN VIC 3350	\$476,500	07-Jul-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: 26 August 2025



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**2/221 TALBOT STREET SOUTH  
BALLARAT CENTRAL VIC 3350**

2 2 2

Sold Price

<sup>RS</sup> **\$515,000** Sold Date **15-May-25**

Distance **1.14km**



**2 LOREN CLOSE BALLARAT  
NORTH VIC 3350**

2 2 1

Sold Price

**\$510,000** Sold Date **04-Apr-25**

Distance **2.32km**



**19 COWLEY COURT CANADIAN  
VIC 3350**

2 2 2

Sold Price

**\$476,500** Sold Date **07-Jul-25**

Distance **2.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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