Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	112 LYONS STREET NORTH BALLARAT CENTRAL VIC 3350
•	

Indicative selling price

Property offered for sale

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting	(*Delete si	ingle price or	range as	applicable)
-----------------	-------------------	-----------------	--------------------	-------------	----------------	----------	-------------

Single Price	or range between	\$519,000	&	\$569,000
Olligie i fice	between	40.0,000		, ,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Prop	erty type	Ho	ouse	Suburb	Ballarat Central
Period-from	01 Oct 2024	to	30 Sep 2	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
317 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$566,000	18-Aug-25
615 DANA STREET BALLARAT CENTRAL VIC 3350	\$560,000	03-Oct-25
26 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$520,000	22-Oct-24

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: 28 October 2025





Shane O'Brien M 0431 766 082 E sobrien@ypa.com.au



317 ARMSTRONG STREET NORTH **SOLDIERS HILL VIC 3350**

1

Sold Price

\$566,000 Sold Date 18-Aug-25

Distance

0.57km



615 DANA STREET BALLARAT **CENTRAL VIC 3350**

-

Sold Price

RS \$560,000 Sold Date 03-Oct-25

Distance 0.66km

26 DRUMMOND STREET SOUTH

Sold Price

\$520,000 Sold Date 22-Oct-24

Distance

BALLARAT CENTRAL VIC 3350

= 2 **₽** 1 □ 1

3

3

1

0.72km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied

upon in lieu of appropriate professional advice.
While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.