

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

3/4 LYONS STREET SOUTH BALLARAT CENTRAL 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Ballarat Central

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

7/412 DRUMMOND STREET NORTH BALLARAT CENTRAL VIC 3350	\$305,000	08-Nov-24
7/304 CLARENDON STREET SOLDIERS HILL VIC 3350	\$340,000	14-Jul-25
5/2 EVELYN STREET WENDOUREE VIC 3355	\$296,500	01-Aug-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: 07 August 2025



**7/412 DRUMMOND STREET NORTH
BALLARAT CENTRAL VIC 3350**

Sold Price

\$305,000

Sold Date **08-Nov-24**

 1  1  1

Distance **1.17km**



**7/304 CLARENDON STREET
SOLDIERS HILL VIC 3350**

Sold Price

^{RS} **\$340,000**

Sold Date **14-Jul-25**

 1  1  1

Distance **1.22km**



**5/2 EVELYN STREET WENDOUREE
VIC 3355**

Sold Price

^{RS} **\$296,500**

Sold Date **01-Aug-25**

 1  1  1

Distance **4.46km**

RS = Recent sale

UN = Undisclosed Sale

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