Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	412a Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $660,000 & $695,000

Median sale price

Median price $705,000 Property Type House Suburb Soldiers Hill

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	11b Ascot St.S BALLARAT CENTRAL 3350	$700,000	06/03/2026
2	9a Webster St BALLARAT CENTRAL 3350	$675,000	22/01/2026
3	6/102 Drummond St.N BALLARAT CENTRAL 3350	$650,000	19/12/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/03/2026 10:31

412a Lydiard Street North, Soldiers Hill Vic 3350

JellisCraig



3 2 2

Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $695,000
Median House Price
December quarter 2025: $705,000

Comparable Properties



11b Ascot St.S BALLARAT CENTRAL 3350 (REI)

3 2 1

Price: $700,000
Method: Private Sale
Date: 06/03/2026
Rooms: 5
Property Type: House (Res)

Agent Comments



9a Webster St BALLARAT CENTRAL 3350 (REI)

3 1 3

Price: $675,000
Method: Private Sale
Date: 22/01/2026
Property Type: Townhouse (Res)

Agent Comments



6/102 Drummond St.N BALLARAT CENTRAL 3350 (REI)

2 2 1

Price: $650,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

propertydata.com.au

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