

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

15 Lyons Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$1,785,000 & \$1,885,000

Median sale price

Median price \$697,500 Property Type House Suburb Ballarat Central

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 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	54 Webster St BALLARAT CENTRAL 3350	\$1,900,000	14/01/2026
2	138a Webster St LAKE WENDOUREE 3350	\$1,900,000	22/12/2025
3	42 Victoria Av LAKE WENDOUREE 3350	\$2,150,000	03/07/2025

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:

05/03/2026 10:36



3 3 2

Property Type: House (Res)

Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price

\$1,785,000 - \$1,885,000

Median House Price

December quarter 2025: \$697,500

Comparable Properties



54 Webster St BALLARAT CENTRAL 3350 (REI)

Agent Comments

5 3 3

Price: \$1,900,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 798 sqm approx



138a Webster St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 847 sqm approx



42 Victoria Av LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 1

Price: \$2,150,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 595 sqm approx

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