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	14/318 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $240,000 & $255,000

Median sale price

Median price $461,000 Property Type Unit Suburb Ballarat Central

Period - From 04/06/2025 to 03/06/2026 Source Property Data

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 eighteen 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	12/318 Lyons St BALLARAT CENTRAL 3350	$255,000	14/01/2026
2	2/318 Lyons St BALLARAT CENTRAL 3350	$250,000	16/05/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 04/06/2026 16:33

14/318 Lyons Street South, Ballarat Central Vic 3350

JellisCraig

Matthew Tunbridge
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Property Type: Apartment

Agent Comments

Indicative Selling Price
$240,000 - $255,000
Median Unit Price
04/06/2025 - 03/06/2026: $461,000

Comparable Properties

12/318 Lyons St BALLARAT CENTRAL 3350 (VG)

1 - -

Agent Comments

Price: $255,000
Method: Sale
Date: 14/01/2026
Property Type: Flat/Unit/Apartment (Res)



2/318 Lyons St BALLARAT CENTRAL 3350 (REI/VG)

1 1 1

Agent Comments

Price: $250,000
Method: Private Sale
Date: 16/05/2025
Property Type: Unit
Land Size: 47 sqm approx

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 eighteen months.

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