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: 413 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $590,000 Property Type House Suburb Ballarat Central

Period - From 01/10/2024 to 31/12/2024 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 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	419 Lyons St.S BALLARAT CENTRAL 3350	$890,000	01/11/2024
2	110 Grant St GOLDEN POINT 3350	$1,075,000	04/05/2024
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: 10/02/2025 15:15



3 2 2

Rooms: 6
Property Type: House
Land Size: 1083 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2024: $590,000

Comparable Properties

419 Lyons St.S BALLARAT CENTRAL 3350 (REI)

3 1 2

Agent Comments

Price: $890,000
Method:
Date: 01/11/2024
Property Type: House



110 Grant St GOLDEN POINT 3350 (REI/VG)

4 1 1

Agent Comments

Price: $1,075,000
Method: Private Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 1247 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.

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

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