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: 204 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between: $449,000 & $489,000

Median sale price

Median price: $567,500 Property Type: House Suburb: Ballarat Central

Period - From: 06/03/2024 to: 05/03/2025 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	303a Skipton St BALLARAT CENTRAL 3350	$490,000	11/02/2025
2	5 Baird St BALLARAT CENTRAL 3350	$460,000	07/10/2024
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: 06/03/2025 09:50

204 Lyons Street South, Ballarat Central Vic 3350



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
$449,000 - $489,000
Median House Price
06/03/2024 - 05/03/2025: $567,500

Comparable Properties



303a Skipton St BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $490,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 393 sqm approx

Agent Comments



5 Baird St BALLARAT CENTRAL 3350 (VG)

3 - -

Price: $460,000
Method: Sale
Date: 07/10/2024
Property Type: House (Res)
Land Size: 236 sqm approx

Agent Comments

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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