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	124 Lyons Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $612,500 Property Type House Suburb Ballarat Central

Period - From 17/09/2024 to 16/09/2025 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 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	411 Barkly St GOLDEN POINT 3350	$525,000	03/07/2025
2	1 Gray St BALLARAT EAST 3350	$520,000	12/05/2025
3	211 Eyre St BALLARAT CENTRAL 3350	$525,000	09/04/2025

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: 17/09/2025 09:45

124 Lyons Street North, Ballarat Central Vic 3350

JellisCraig



2 1 2

Rooms: 5
Property Type: House
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
17/09/2024 - 16/09/2025: $612,500

Comparable Properties



411 Barkly St GOLDEN POINT 3350 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 339 sqm approx

Agent Comments



1 Gray St BALLARAT EAST 3350 (VG)

2 - -

Price: $520,000
Method: Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments



211 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

2 1 2

Price: $525,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 617 sqm approx

Agent Comments

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

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