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 and postcode	10/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$420,000	or range between	&	,

Median sale price

(*Delete house or unit as applicable)

Median Price	$375,000	Property type	Unit	Suburb	Ballarat Central
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
3/208 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350	$420,000	20-Jun-25
5/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350	$415,000	01-Jul-25
5/1-3 DAWSON STREET SOUTH BALLARAT CENTRAL VIC 3350	$395,000	21-Mar-25

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: 7th October 2025

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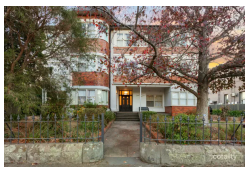


3/208 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350

2 1 2

Sold Price **$420,000** Sold Date **20-Jun-25**

Distance **0.92km**

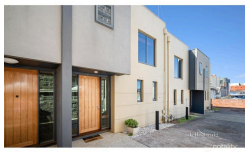


5/4 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

2 1 -

Sold Price **$415,000** Sold Date **01-Jul-25**

Distance **0km**



5/1-3 DAWSON STREET SOUTH BALLARAT CENTRAL VIC 3350

2 1 1

Sold Price **$395,000** Sold Date **21-Mar-25**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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