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	27a Lilley Street, Ballarat North Vic 3350

Indicative selling price

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

Range between $520,000 & $550,000

Median sale price

Median price $410,000 Property Type Unit Suburb Ballarat North

Period - From 01/10/2024 to 30/09/2025 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 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	805 Skipton St REDAN 3350	$525,000	02/10/2025
2	177 Humffray St.N BALLARAT EAST 3350	$535,000	17/07/2024
3	2/1364 Gregory St LAKE WENDOUREE 3350	$540,000	22/06/2024

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: 14/11/2025 10:53

27a Lilley Street, Ballarat North Vic 3350

JellisCraig



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$520,000 - $550,000
Median Unit Price
Year ending September 2025: $410,000

Comparable Properties



805 Skipton St REDAN 3350 (REI)

3 2 1

Price: $525,000
Method: Private Sale
Date: 02/10/2025
Property Type: Unit
Land Size: 285 sqm approx

Agent Comments



177 Humffray St.N BALLARAT EAST 3350 (REI)

3 2 2

Price: $535,000
Method: Private Sale
Date: 17/07/2024
Property Type: Townhouse (Single)
Land Size: 389 sqm approx

Agent Comments



2/1364 Gregory St LAKE WENDOUREE 3350 (REI/VG)

3 2 2

Price: $540,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)
Land Size: 304 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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