

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

2/4 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

or range
between

\$270,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/2 NIGHTINGALE STREET NEWINGTON VIC 3350	\$292,500	26-May-25
7/412 DRUMMOND STREET NORTH BALLARAT CENTRAL VIC 3350	\$305,000	08-Nov-24
8/304 CLARENDON STREET SOLDIERS HILL VIC 3350	\$305,000	02-Jul-24

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: 16 June 2025



**2/2 NIGHTINGALE STREET
NEWINGTON VIC 3350**

 1  1  -

Sold Price

^{RS} **\$292,500** Sold Date **26-May-25**

Distance **1.33km**



**7/412 DRUMMOND STREET NORTH
BALLARAT CENTRAL VIC 3350**

 1  1  1

Sold Price

\$305,000 Sold Date **08-Nov-24**

Distance **1.17km**



**8/304 CLARENDON STREET
SOLDIERS HILL VIC 3350**

 1  1  -

Sold Price

Sold Date **02-Jul-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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