

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

109 Lyons Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$1,280,000

&

\$1,320,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/04/2026

to

30/06/2026

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	10 Tennis St LAKE WENDOUREE 3350	\$1,340,000	25/08/2026
2	11 Forest St LAKE WENDOUREE 3350	\$1,285,000	24/06/2026
3	31 Hotham St LAKE WENDOUREE 3350	\$1,281,000	13/03/2026

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:

22/09/2026 20:14



Property Type: House
Land Size: 1012 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,280,000 - \$1,320,000
Median House Price
June quarter 2026: \$710,000

Comparable Properties



10 Tennis St LAKE WENDOUREE 3350 (REI)

[Agent Comments](#)



Price: \$1,340,000
Method: Private Sale
Date: 25/08/2026
Property Type: House (Res)



11 Forest St LAKE WENDOUREE 3350 (REI)

[Agent Comments](#)



Price: \$1,285,000
Method: Private Sale
Date: 24/06/2026
Property Type: House
Land Size: 642 sqm approx



31 Hotham St LAKE WENDOUREE 3350 (REI)

[Agent Comments](#)



Price: \$1,281,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 643 sqm approx