

## 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

1130 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Ballarat North

Period-from

01 Feb 2025

to

31 Jan 2026

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

612 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$700,000	16-Jun-25
810 HAVELOCK STREET BLACK HILL VIC 3350	\$650,000	19-Aug-25
1126 LIGAR STREET BALLARAT NORTH VIC 3350	\$622,000	29-Nov-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.~~

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**612 LYDIARD STREET NORTH  
SOLDIERS HILL VIC 3350**

3 1 1

Sold Price **\$700,000** Sold Date **16-Jun-25**

Distance **1.23km**

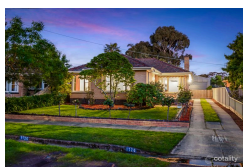


**810 HAVELOCK STREET BLACK  
HILL VIC 3350**

3 1 2

Sold Price **\$650,000** Sold Date **19-Aug-25**

Distance **0.96km**



**1126 LIGAR STREET BALLARAT  
NORTH VIC 3350**

3 1 4

Sold Price **\$622,000** Sold Date **29-Nov-25**

Distance **0.24km**



**1112 ARMSTRONG STREET NORTH  
BALLARAT NORTH VIC 3350**

3 2 1

Sold Price <sup>RS</sup> **\$665,000** Sold Date **27-Jan-26**

Distance **0.2km**



**2 ROBERT DRIVE BALLARAT  
NORTH VIC 3350**

3 2 2

Sold Price <sup>RS</sup> **\$699,000** Sold Date **30-Jan-26**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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