

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

414B LYDIARD STREET NORTH SOLDIERS HILL 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Soldiers Hill

Period-from

01 Apr 2025

to

31 Mar 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

10/906 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350	\$685,000	08-Jun-25
1/1002 ARMSTRONG STREET NORTH BALLARAT NORTH VIC 3350	\$690,000	30-Sep-25
3/1011 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350	\$699,000	04-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: 27 April 2026

McGrath

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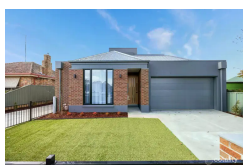


**10/906 LYDIARD STREET NORTH
BALLARAT NORTH VIC 3350**

4 3 2

Sold Price **\$685,000** Sold Date **08-Jun-25**

Distance **0.98km**



**1/1002 ARMSTRONG STREET
NORTH BALLARAT NORTH VIC
3350**

3 2 2

Sold Price **\$690,000** Sold Date **30-Sep-25**

Distance **1.2km**



**3/1011 LYDIARD STREET NORTH
BALLARAT NORTH VIC 3350**

3 2 -

Sold Price **\$699,000** Sold Date **04-Mar-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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