

# 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

425 Doveton Street, Soldiers Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,240,000

&

\$1,290,000

### Median sale price

Median price

\$606,250

Property Type

House

Suburb

Soldiers Hill

Period - From

01/04/2024

to

31/03/2025

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	19 Ascot St.N BALLARAT CENTRAL 3350	\$1,255,000	18/03/2025
2	416a Ligar St SOLDIERS HILL 3350	\$1,325,000	24/05/2024
3	410 Ligar St SOLDIERS HILL 3350	\$1,130,000	26/02/2024

**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:

15/04/2025 17:17

425 Doveton Street, Soldiers Hill Vic 3350



Robert Cunningham  
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**Indicative Selling Price**  
\$1,240,000 - \$1,290,000

**Median House Price**  
Year ending March 2025: \$606,250



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**Property Type:** Land  
**Agent Comments**

## Comparable Properties



**19 Ascot St.N BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 508 sqm approx



**416a Ligar St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,325,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** House  
**Land Size:** 455 sqm approx



**410 Ligar St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** House (Res)  
**Land Size:** 433 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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