

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

206 Neill Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$655,000 Property Type House Suburb Soldiers Hill

Period - From 01/10/2024 to 31/12/2024 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	515 Peel St.N BLACK HILL 3350	\$450,000	06/01/2025
2	103 Morres St BALLARAT EAST 3350	\$455,000	13/06/2024
3	25 Little Clyde St SOLDIERS HILL 3350	\$450,000	05/04/2024

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:

13/02/2025 16:31



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Property Type: House

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median House Price

December quarter 2024: \$655,000

Comparable Properties



515 Peel St. N BLACK HILL 3350 (REI/VG)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 06/01/2025

Property Type: House

Land Size: 441 sqm approx



103 Morres St BALLARAT EAST 3350 (REI/VG)

Agent Comments

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Price: \$455,000

Method: Private Sale

Date: 13/06/2024

Rooms: 6

Property Type: House (Res)

Land Size: 570 sqm approx



25 Little Clyde St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 05/04/2024

Property Type: House (Res)

Land Size: 337 sqm approx

Account - Fletchers | P: 03 5333 4797