

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 110 Macarthur Street, Soldiers Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$625,000 & \$675,000

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 eighteen 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	505 Nicholson St BLACK HILL 3350	\$650,000	06/11/2024
2	508 Doveton St.N SOLDIERS HILL 3350	\$635,000	01/07/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 21/05/2025 15:38



Property Type:
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
Year ending March 2025: \$606,250

Comparable Properties



505 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 1021 sqm approx



508 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 499 sqm approx

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 eighteen months.

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