

# 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

110 Macarthur 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

\$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.

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