Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	314 DOVETON STREET NORTH SOLDIERS HILL VIC 3350						
Indicative selling price							
For the meaning of this price	e see consumer.vio	c.gov.au/underquo	ting (*Del	ete single price	e or range a	as applicable)	
Single Price		or ran betwe	•	\$555,000	&	\$575,000	
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$580,000	Property type	ty type House		Suburb	Soldiers Hill	
Period-from	01 Sep 2024	to 31 Aug	2025	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.

Price	Date of sale	
\$573,000	12-May-25	
	11122	

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 September 2025





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305 CROMPTON STREET SOLDIERS HILL VIC 3350

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Sold Price

\$573,000 Sold Date 12-May-25

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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