

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

408 Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$495,000 & \$520,000

Median sale price

Median price \$600,000 Property Type House Suburb Soldiers Hill

Period - From 11/12/2024 to 10/12/2025 Source Property Data

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	517 Howitt St SOLDIERS HILL 3350	\$495,000	23/09/2025
2	706 Doveton St.N SOLDIERS HILL 3350	\$485,000	21/09/2025
3	33 Little Clyde St SOLDIERS HILL 3350	\$530,000	13/08/2025

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:

11/12/2025 14:49



3 1 1

Property Type: House

Land Size: 514 sqm approx

Agent Comments

Comparable Properties



517 Howitt St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000

Method: Private Sale

Date: 23/09/2025

Property Type: House (Res)

Land Size: 598 sqm approx



706 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 4

Price: \$485,000

Method: Private Sale

Date: 21/09/2025

Property Type: House (Res)



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

Agent Comments

3 1 4

Price: \$530,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 668 sqm approx