

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

608 Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$365,000 & \$385,000

Median sale price

Median price \$650,000 Property Type House Suburb Soldiers Hill

Period - From 01/04/2025 to 30/06/2025 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	23 Baird St BALLARAT CENTRAL 3350	\$360,000	05/04/2025
2			
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.~~

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Indicative Selling Price
\$365,000 - \$385,000
Median House Price
June quarter 2025: \$650,000



Property Type:
Agent Comments

Comparable Properties



23 Baird St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 503 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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