

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

708 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$690,000

&

\$720,000

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 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	120 Clyde St SOLDIERS HILL 3350	\$700,000	10/01/2025
2	605 Ligar St SOLDIERS HILL 3350	\$710,000	01/08/2024
3	519 Lydiard St.N SOLDIERS HILL 3350	\$685,000	12/07/2024

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:

13/05/2025 08:47

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Indicative Selling Price

\$690,000 - \$720,000

Median House Price

Year ending March 2025: \$606,250



Property Type: House (Previously Occupied - Detached)

Land Size: 633 sqm approx

Agent Comments

Comparable Properties

120 Clyde St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$700,000

Method:

Date: 10/01/2025

Property Type: House

605 Ligar St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$710,000

Method:

Date: 01/08/2024

Property Type: House



519 Lydiard St.N SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 12/07/2024

Property Type: House (Res)

Land Size: 511 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408