

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 and
postcode

406 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Nov 2024

to

31 Oct 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.

Address of comparable property

Price

Date of sale

317 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$566,000	18-Aug-25
13 EYRE STREET BALLARAT CENTRAL VIC 3350	\$545,000	05-Sep-24
102A JOHNS STREET BALLARAT EAST VIC 3350	\$545,000	15-Sep-25

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: 12 November 2025



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**317 ARMSTRONG STREET NORTH
SOLDIERS HILL VIC 3350**

3 1 1

Sold Price **\$566,000** Sold Date **18-Aug-25**

Distance **0.28km**



**13 EYRE STREET BALLARAT
CENTRAL VIC 3350**

3 1 2

Sold Price **\$545,000** Sold Date **05-Sep-24**

Distance **1.55km**



**102A JOHNS STREET BALLARAT
EAST VIC 3350**

3 1 1

Sold Price Sold Date **15-Sep-25**

Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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