

# 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

204 Neill Street, Soldiers Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$760,000

### Median sale price

Median price \$569,500 Property Type House Suburb Soldiers Hill

Period - From 01/10/2024 to 30/09/2025 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 | 501 Howard St SOLDIERS HILL 3350   | \$720,000 | 10/06/2025   |
| 2 | 617 Havelock St SOLDIERS HILL 3350 | \$650,000 | 24/02/2025   |
| 3 | 318 Nicholson St BLACK HILL 3350   | \$695,000 | 24/02/2025   |

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:

16/12/2025 10:15



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Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$740,000 - \$760,000  
Median House Price  
Year ending September 2025: \$569,500

## Comparable Properties



501 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$720,000  
Method: Private Sale  
Date: 10/06/2025  
Property Type: House  
Land Size: 657 sqm approx



617 Havelock St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$650,000  
Method: Private Sale  
Date: 24/02/2025  
Property Type: House (Res)  
Land Size: 602 sqm approx



318 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$695,000  
Method: Private Sale  
Date: 24/02/2025  
Property Type: House  
Land Size: 1631 sqm approx