

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	204 NEILL STREET SOLDIERS HILL VIC 3350
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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	\$665,000	&	\$730,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$569,500	Property type	House	Suburb	Soldiers Hill
Period-from	01 Feb 2025	to	31 Jan 2026	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
501 HOWARD STREET SOLDIERS HILL VIC 3350	\$720,000	10-Jun-25
612 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$700,000	16-Jun-25
410 CHISHOLM STREET BLACK HILL VIC 3350	\$697,000	29-Oct-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: 04 February 2026



**501 HOWARD STREET SOLDIERS
HILL VIC 3350**

4 1 2

Sold Price

\$720,000

Sold Date

10-Jun-25

Distance 1.17km



**612 LYDIARD STREET NORTH
SOLDIERS HILL VIC 3350**

3 1 1

Sold Price

\$700,000

Sold Date

16-Jun-25

Distance 0.96km



**410 CHISHOLM STREET BLACK
HILL VIC 3350**

3 2 2

Sold Price

\$697,000

Sold Date

29-Oct-25

Distance 0.94km

RS = Recent sale

UN = Undisclosed Sale

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