

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 423 Nicholson Street, Black Hill, Vic 3350


Indicative selling price

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

range between \$910,000 & \$930,000

Median sale price

Median price \$569,500 Property type House Suburb Black Hill

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

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
12 Chisholm Street, Soldiers Hill, VIC 3350	\$910,000	16/12/2025
337 Lydiard Street North, Soldiers Hill, VIC 3350	\$965,000	22/08/2024
512 Armstrong St N, Soldiers Hill, VIC 3350	\$840,000	06/08/2025

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 eighteen months.~~

This Statement of Information was prepared on: 16/02/2026