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	306 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $475,000 & $520,000

Median sale price

Median price $615,000 Property Type House Suburb Soldiers Hill

Period - From 01/04/2025 to 31/03/2026 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	13 Beaufort Cr BALLARAT CENTRAL 3350	$475,000	07/04/2026
2	326 Ligar St SOLDIERS HILL 3350	$485,000	03/03/2026
3	511 Creswick Rd BALLARAT CENTRAL 3350	$472,000	31/01/2026

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: 09/06/2026 10:10

306 Armstrong Street North, Soldiers Hill Vic 3350



3

Property Type: House (Res)
Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price
$475,000 - $520,000
Median House Price
Year ending March 2026: $615,000

Comparable Properties



13 Beaufort Cr BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $475,000
Method: Private Sale
Date: 07/04/2026
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments



326 Ligar St SOLDIERS HILL 3350 (REI/VG)

3 1 2

Price: $485,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 269 sqm approx

Agent Comments



511 Creswick Rd BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $472,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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