

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

10 Clarendon Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$619,000

Property Type

House

Suburb

Soldiers Hill

Period - From

01/07/2025

to

30/06/2026

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	28 Webster St BALLARAT CENTRAL 3350	\$2,100,000	25/06/2026
2	5 Russell St NEWINGTON 3350	\$2,100,000	03/12/2025
3	12 Raglan St.N BALLARAT CENTRAL 3350	\$2,115,000	31/10/2025

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:

31/08/2026 11:03



3 1 0

Rooms: 4

Property Type: House (Res)

Land Size: 1020 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$619,000

Comparable Properties



28 Webster St BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,100,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 861 sqm approx



5 Russell St NEWINGTON 3350 (VG)

[Agent Comments](#)

4 - -

Price: \$2,100,000

Method: Sale

Date: 03/12/2025

Property Type: House (Res)

Land Size: 806 sqm approx



12 Raglan St.N BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,115,000

Method: Private Sale

Date: 31/10/2025

Property Type: House

Land Size: 698 sqm approx

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