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: 816 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $580,000 Property Type House Suburb Soldiers Hill

Period - From 28/01/2025 to 27/01/2026 Source Property Data

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
1	205 Gregory St SOLDIERS HILL 3350	$1,560,000	28/05/2025
2	504a Gregory St SOLDIERS HILL 3350	$1,300,000	03/12/2024
3			

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: 28/01/2026 13:24

816 Lydiard Street North, Soldiers Hill Vic 3350

Matthew Wiltshire
5329 2500
0487000873
mattwiltshire@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 1739 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
28/01/2025 - 27/01/2026: $580,000

Comparable Properties



205 Gregory St SOLDIERS HILL 3350 (REI/VG)

4 3 4

Price: $1,560,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 1351 sqm approx

Agent Comments



504a Gregory St SOLDIERS HILL 3350 (REI/VG)

5 3 6

Price: $1,300,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 1115 sqm approx

Agent Comments

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.

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